

CULTURAL HERITAGE IMPACT ASSESSMENT

2900 KING STREET EAST DEVELOPMENT, *adjacent to*



Photo credit: historicalhamilton.com

Nash-Jackson House, Battlefield House Museum, Monument & Park

77 King St. W., City of Hamilton (Stoney Creek), Ontario

Stoney Creek Municipal Cemetery

2860 King St. E., City of Hamilton, Ontario

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1.0 BACKGROUND

1.1 Executive Summary

AREA, *Architects Rasch Eckler Associates Ltd.* (AREA) was retained by Camarro Developments ('Camarro') to prepare this Cultural Heritage Impact Assessment report ('CHIA' also called an 'HIA') that was identified as a submission requirement by the City of Hamilton as part of the Official Plan Amendment ('OPA') and Zoning By-law Amendment ('ZBA') applications for a proposed mix-use development. The proposed development is located at 2900 King Street East.

Adjacent to 2900 King St. E. ('development site' or 'development property') in Stoney Creek are two heritage-designated properties ('subject sites' or 'subject properties'): the Stoney Creek Cemetery and, in Battlefield Park, the Nash-Jackson House and the James Gage farmhouse, now commonly known as "Battlefield House." Both properties are associated with the War of 1812 and are therefore culturally significant to both the former Town of Stoney Creek and Ontario as a whole. The locations of the properties are:

- 77 King St. W., Hamilton (Stoney Creek), ON (Nash-Jackson House, Battlefield House Museum, Monument and Park); and
- 2860 King St. E., Hamilton, ON (Stoney Creek Municipal Cemetery).

The Nash-Jackson House, Battlefield House Museum, Monument and Park are designated under Part IV of the Ontario Heritage Act ('OHA'). The Council of the City of Stoney Creek under Designation By-law ('DBL') 3419-91¹ designated the Battlefield House Museum, Monument and Park as being of architectural and historic value or interest. The Nash-Jackson House was relocated to its current location at Battlefield Park in 1999. The house was originally located on the northeast corner of King Street East and Nash Road. The Council of the City of Stoney Creek under Designation By-law ('DBL') 5505-00 designated the Nash-Jackson House as being of architectural and historic value or interest. The Stoney Creek Municipal Cemetery is listed on Hamilton's Heritage Inventory of Cemeteries and Burial Grounds as a heritage resource².

Both properties and their Built Heritage Resources ("BHR") have heritage significance federally and are known as part of Battle of Stoney Creek National Historic Site of Canada recognized under Historic Sites and Monuments Act³:

"Battle of Stoney Creek National Historic Site of Canada is a memorial park built on the site of a battlefield from the War of 1812. It is located at the edge of the Niagara escarpment on the east side of the town of Stoney Creek, Ontario. The site includes the Gage House, the Stoney Creek, Smith's Knoll and the Stoney Creek Cemetery Monument, the Dunnington-Grubb and Stoney Creek Cemetery landscape; archaeological resources; and objects held in repositories and on the site. Official recognition refers to the Battlefield Park and Smiths Knoll cemetery which encompasses the Stoney Creek Memorial, the cemetery and Gage House".

¹ City of Stoney Creek, By-law No. 3419-91, October 11, 1991 (Appendix B)

² Inventory of Cemeteries and Burial Grounds, Hamilton's Heritage, Volume 6, Dec 2005. Access from: https://spatialsolutions.hamilton.ca/images/CulturalHeritage/Inventories/HH_Vol6.pdf

³ Battle of Stoney Creek National Historic Site of Canada, Canada Historic Places. Access from: <https://www.HistoricPlaces.ca>

The Urban Hamilton Official Plan ('UHOP') requires all properties adjacent to a Cultural Heritage Resource ('CHR') to submit a Cultural Heritage Impact Assessment (CHIA) with any development applications.

Camarro is proposing a mix use development consisting of an 18-storey tower and a 20-storey tower connected by a six-storey podium at 2900 King Street East adjacent to heritage-designated areas. The CHIA therefore must review conditions of, assess impacts from and propose mitigation measures for the proposed development as it affects the heritage attributes of the neighbouring historic properties. For the development property, this CHIA report is required to form part of the Official Plan Amendment ('OPA') and Zoning By-Law Amendment ('ZBA') application and the subsequent Site Plan Approval (SPA) application.

This CHIA concludes that:

- The CHRs are a well-preserved example of heritage properties in Ontario.
- The proposed development by Camarro adjacent to the subject sites will not impact the heritage value of the CHRs in a negative way and that the built heritage resources will be retained unaffected in their entirety.
- The proposed landscaping measures are included in the current OPA/ZBA application but will be further developed in the subsequent SPA process. The proposed landscaping beside the Stoney Creek Cemetery and Battlefield Museum House, Monument and Park will provide sufficient buffering components along the property lines facing the two adjacent heritage properties such that there will be no impact related to acoustics or visibility in this proposed development.
- The Vibration Analysis and Impact Study, which will be included as part of the subsequent SPA process, is needed to address the vibration impact during the construction and provide sufficient measures to prevent any negative impact on the adjacent CHRs related to vibration during the construction period.

To ensure the short-term sustainability and use of the adjacent properties as valued Cultural Heritage Resources, *AREA* recommends that the property owner of 2900 King St. E.:

- Continues to comply with the City Minimum Maintenance (Property Standards) Bylaw 10-221.⁴

To ensure the long-term sustainability and use of the CHRs as valued heritage resources, *AREA* recommends that:

- Camarro apply the recommended mitigation measures to reduce the impact from the proposed adjacent development through site landscaping.

This CHIA will form part of the OPA/ZBA application and will be delegated to Heritage Staff, the Hamilton Municipal Heritage Committee and ultimately Council as part of the planning review process.

⁴ A City of Hamilton By-law No.10-221, Property Standards By-law. Access from: https://www.hamilton.ca/sites/default/files/media/browser/2018-09-24/property_standards_10-221_consolidated.pdf

1.2 Methodology of CHIA Report

This CHIA was prepared based on the City of Hamilton's Cultural Heritage Impact Assessment Guidelines ("CHIA-G") as well as best practice in Ontario municipalities and, the Urban Hamilton Official Plan ('UHOP').

The subject properties are located adjacent to 77 King Street West, the Battlefield House Museum, Monument and Park, a property designated under Part IV of the Ontario Heritage Act and the Stoney Creek Cemetery located at 2860 King Street East which is listed on Hamilton's Heritage Inventory. Both CHRs are considered as a "protected heritage property" under the Provincial Policy Statement and/or UHOP. The following policies have been considered carefully in the context of the development application.

Section 2.6.3 of the Provincial Policy Statement applies as follows:

Development and site alteration may be permitted on adjacent lands to protected heritage property where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

Mitigative measures and/or alternative development approaches may be required in order to conserve the heritage attributes of the protected heritage property affected by the adjacent development or site alteration.

Several sections of the Urban Hamilton Official Plan ('UHOP'), Volume 1, applies as follows:

B.3.4.1.3 "Ensure that all new development, site alterations, building alterations, and additions are contextually appropriate and maintain the integrity of all onsite or adjacent cultural heritage resources." and,

B.3.4.2.1(g) "Ensure the conservation and protection of cultural heritage resources in planning and development matters subject to the Planning Act either through appropriate planning and design measures or as conditions of development approvals."

Section *B.3.4.2.12* of the UHOP, Volume 1, states that a Cultural Heritage Impact Assessment shall be required by the City and submitted prior to or at the time of any application submission pursuant to the Planning Act where the proposed development, site alterations, or redevelopment of lands (both public and private) has the potential to adversely affect the following cultural heritage resources through displacement or disruption:

a) Properties designated under any part of the Ontario Heritage Act or adjacent to properties designated under any part of the Ontario Heritage Act.

The scope of this CHIA report is in accordance with City of Hamilton's Cultural Heritage Impact Assessment Guidelines ("CHIA-G"). As Battlefield House Museum and Park are designated under Part IV of the Ontario Heritage Act and the Stoney Creek Cemetery is listed on Hamilton's Heritage Inventory, this CHIA will not evaluate the properties' Cultural Heritage Value or Interest which is unnecessary. All other contents of this CHIA correspond to the City Staff's requirement.

Site and exterior visual reviews were incorporated as part of AREA's comprehensive heritage consulting services. A site visit was undertaken by representatives of AREA to view and photograph the CHRs in their present-day conditions.

This CHIA is being submitted in compliance with the requirements of the Ontario Heritage Act, and by Council through the Municipal Register. It also references technical drawings and documents associated with the development property, other provincial and municipal heritage standards and guidelines, as well as archive documents from various sources. The references for this CHIA include but are not limited to the following:

- City of Stoney Creek, Designation By-law ('DBL') No. 3419-91, October 11, 1991 (Appendix B);
- City of Stoney Creek, Designation By-Law ('DBL') No. 5505-00, 25 January, 2000 (Appendix B);
- City of Hamilton's Cultural Heritage Impact Assessment Guidelines ('CHIA-G', Appendix C);
- Urban Hamilton Official Plan ('UHOP'), August 2013;
- Reason for Designation Under Part IV of the *Ontario Heritage Act*, Hamilton's Heritage, Volume 5, June 2005;
- Inventory of Cemeteries and Burial Grounds, Hamilton's Heritage, Volume 6, December 2005;
- Cultural Heritage Comments Regarding Formal Consultation Meeting Application by Kyle Camarro for Lands Located at 2874, 2880, and 2900 King Street East, Hamilton (Ward 5), City of Hamilton, May 3, 2018 (Appendix D);
- Formal Consultation Document & Cover Letter — Application by Kyle Camarro for Lands Located at 2874, 2880, and 2900 King Street East, Hamilton (Ward 5), City of Hamilton, May 18, 2018;
- Ontario Heritage Act ('OHA'), Office Consolidation July 2021;
- Ontario Heritage Tool Kit ('OHTK'), Ontario Ministry of Culture (now Heritage, Sport Tourism & Culture Industries), 2006;
- Provincial Policy Statement ('PPS') of the Planning Act, with revisions up to 2020;
- Planning Justification Report ('PJR'), 2900 King Street East, Urban Hamilton Official Plan & Zoning By-law Amendment, Urban Solutions Planning & Land Development Consultants Inc., December, 2021;
- Urban Design Brief, 2900 King, Whitehouse Urban Design Inc., November 2021;
- Shadow Studies, King & Centennial, RAW Design Inc., July, 2021;
- Noise Feasibility Study, Proposed Residential Development 2900 King Street East, Hamilton, Ontario, Howe Gastmeier Chapnik Ltd. ('HGC'), July 2021;
- Stage 1 Archaeological Assessment of 2874, 2880 and 2900 King Street East and 6 Centennial Parkway, Geographic Township of Saltfleet, Wentworth County, City of Hamilton, Archaeological Services Inc.('ASI'), May 2020;
- Stage 2 Archaeological Assessment of 2874, 2880 and 2900 King Street East and 6 Centennial Parkway, Geographic Township of Saltfleet, Wentworth County, City of Hamilton, Archaeological Services Inc.('ASI'), August 2020;
- Stage 3 Archaeological Assessment of 2874, 2880 and 2900 King Street East and 6 Centennial Parkway, Geographic Township of Saltfleet, Wentworth County, City of Hamilton, Archaeological Services Inc.('ASI'), December 2020;
- Landscape Drawings, Whitehouse Urban Design Inc., November 2021 (Appendix F);
- Architectural Design Drawings, RAW Design, June 2021 (Appendix E).

The assessment process of this report will reference the above-listed reports, drawings, and heritage conservation standards for managing the heritage resources of the Battlefield House Museum and Park and the Stoney Creek Cemetery. This CHIA will form part of the OPA/ZBA application and is submitted for review by Planning staff and the Hamilton Municipal Heritage Committee.

David Eckler, B.E.S., B.Arch., OAA, MRAIC, APT and Ghazal Fateh, Ph.D. Arch., M. Arch., OAA, MRAIC, CAHP of AREA, whose curricula vitae and firm profile are attached (Appendix G) are the primary authors responsible for the overall preparation and recommendations of this CHIA. Historical research and assessment support were provided by Parslow Heritage Consultancy Inc.

1.3 Project Description

On May 9, 2018, a Pre-Development Consultation Application was reviewed at a Formal Consultation Meeting by the Development Review Team of the City of Hamilton's Planning and Economic Development Department which provided guidance on the development proposal. This development proposal anticipates a mixed-use building with two towers, 18 and 20 storeys in height with a six-storey podium. A total 353 sq. m. of retail and 564 dwelling units, a total of 418 parking spaces at grade and underground and, 308 bike parking spaces are proposed at 2900 King Street East in the development by Camarro Developments.

The heritage properties are located adjacent to the proposed development. The Stoney Creek Cemetery at 2860 King St. E. is located to the immediate west of the proposed development, sharing the property line and the Battlefield House Museum and Park at 77 King St. W is located at the opposite side of Centennial Pkwy. S., adjacent to the proposed development. The proposed new building is illustrated in the Architectural Drawings and the Landscape Plan Drawings, prepared for Camarro Developments by RAW Design and Whitehouse Urban Design Inc. respectively (Appendices E & F).

After reviewing the proposal, the City issued a Formal Consultation Document ⁵ (dated May 18, 2018) for this Pre-Development Consultation Application. The Heritage review conducted by City of Hamilton Heritage Staff⁶, in particular, indicated that,

CHIA reports shall be prepared in conformity with the City's Heritage Impact Assessment guidelines and shall be submitted for review by Planning staff and the Hamilton Municipal Heritage Committee prior to acceptance of the report as being complete or the clearance of any conditions on any development approvals.

The Heritage Impact Assessment will also be forwarded to the Policy and Design Working Group of the Hamilton Municipal Heritage Committee for their review and comment prior to acceptance of the report as being complete or the clearance of any conditions on any development approvals.

Prior to any site plan approvals, staff require the following condition:

⁵ Formal Consultation Meeting — Application by Kyle Camarro for Lands Located at 2874, 2880, and 2900 King Street East, Hamilton (Ward 5), City of Hamilton, May 18, 2018 (File: FC-18-043) (Appendix D)

⁶ Cultural Heritage Comments Regarding Formal Consultation Meeting Application by Kyle Camarro for Lands Located at 2874, 2880, and 2900 King Street East, Hamilton (Ward 5), City of Hamilton, May 3, 2018 (File: FC-18-043)

- 1) *That the applicant submits and implement a Cultural Heritage Impact Assessment to the satisfaction and approval of the Manager of Development Planning, Heritage and Design prior to any site plan approval.*
- 2) *Any recommendations for alternatives or mitigative measures coming out of the Cultural Heritage Impact Assessment shall be included as conditions of future development applications.*

For the development property, this CHIA report will form part of the for Official Plan Amendment ('OPA') and Zoning By-law Amendment ('ZBA') application submittal packages for the proposed development at 2900 King Street East, Hamilton and is required to identify and assess the impacts of the latter on the adjacent designated/listed properties at 77 King St. W., and 2860 King St. E., Hamilton.

Following the guidelines provided by the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI), the City of Hamilton's HUOP and CHIA-Guidelines and Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada ('SGCHPC', 2010), this CHIA summarizes the development property's geography, describes the proposed development, and identifies the applicable heritage policies. Based on this understanding of the property, the potential impacts resulting from the proposed development are assessed and future conservation actions are recommended.

2.0 POLICY FRAMEWORK

The heritage properties at properties at 77 King St. W., and 2860 King St. E., Hamilton are subject to several provincial and municipal heritage planning policies which should be considered during the decision-making process in the cultural heritage environment. The following policies are relevant to the proposed development.

2.1 Provincial Policy Statement (PPS, 2020)

The PPS 2020 identifies conservation of resources of significant architectural, cultural, historical, archaeological, or scientific interest as a provincial interest and it further recognizes that protecting cultural heritage and archaeological resources has economic, environmental, and social benefits, and contributes to the long-term prosperity, environmental health, and social well-being of Ontarians. The following sections of the PPS 2020 recognize the importance of identifying and evaluating built heritage and cultural heritage landscapes:

2.6 Cultural Heritage and Archaeology

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

PPS 2020 defines *significant resources* in regard to cultural heritage and archaeology resources that have been “determined to have cultural heritage value or interest.” Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act* and *conserved* means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained.

This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted, or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

Built heritage resources, cultural heritage landscapes, heritage attributes, and protected heritage property are also defined in the PPS 2020:

Built heritage resources: means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the *Ontario Heritage Act*, or that may be included on local, provincial, federal and/or international registers.

Cultural heritage landscape: means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites, or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the *Ontario Heritage Act* or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.

Heritage attributes: means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g., significant views or vistas to or from a *protected heritage property*).

Protected heritage property: means property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.

For municipalities, PPS 2020 is implemented through an 'Official Plan' which may outline further heritage policies (see Section 2.4).

2.2 A Place to Grow - Growth Plan for The Greater Golden Horseshoe (2020)

The Greater Golden Horseshoe (GGH) is one of the North America's fastest growing regions. The GGH City Region includes the City of Toronto and 15 surrounding counties. The development property is located within the identified 'Urban System' in the Region of Peel (Region of Peel Official Plan Schedule D). Like other provincial plans, this Plan builds upon the policy foundation provided by the PPS and provides additional and more specific land use planning policies to address issues facing specific geographic areas in Ontario. This Plan is to be read in conjunction with the PPS. The policies of this Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.⁷

The following guidelines and policies stated under Section 4.2.7 *Cultural Heritage Resources* (CHR) of the Growth Plan for GGH⁸ (August 2020 Consolidation) are applicable and relevant for the subject CHRs and the associated adjacent redevelopment:

1. *Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.*

⁷ Relationship with PPS 2020, Place to Grow Growth Plan for The Greater Golden Horseshoe Office Consolidation 2020. Retrieved from: <https://files.ontario.ca/mmah-place-to-grow-office-consolidation-en-2020-08-28.pdf>

⁸ Cultural Heritage Resources, Place to Grow Growth Plan for The Greater Golden Horseshoe Office Consolidation 2020. Retrieved from <https://files.ontario.ca/mmah-place-to-grow-office-consolidation-en-2020-08-28.pdf>

2.3 Ontario Heritage Act and Ontario Regulation 9/06

The Province and municipalities are enabled to conserve significant individual properties and areas through the *Ontario Heritage Act (OHA)*. For municipalities, Part IV and Part V of the *OHA* enables councils to 'designate' individual properties (Part IV), or properties within a heritage conservation district (HCD) (Part V), as being of 'cultural heritage value or interest' (CHVI). Evaluation for CHVI under the *OHA* is guided by *Ontario Regulation 9/06*, which prescribes the *criteria for determining cultural heritage value or interest*. The criteria are as follows:

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act.

(2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:
 1. The property has **design value or physical value** because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.
 2. The property has **historical value or associative value** because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
 3. The property has **contextual value** because it,
 - i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark.

If a property meets one or more of these criteria, it may be eligible for designation under Part IV, Section 29 of the *OHA*. Once a property is placed on the Register, it gains public recognition, and heritage conservation is exercised for planning, building and/or demolition permit applications.

The City of Brampton maintains two Municipal Registers⁹:

- 1) A register of properties that are designated cultural heritage resources under the *Ontario Heritage Act*. This register is known as the "**Municipal Register of Cultural Heritage Resources Designated under the Ontario Heritage Act**".
- 2) A register of properties that are identified or "listed" as cultural heritage resources and may be considered for designation. This register is known as the "**Municipal Register of Cultural Heritage Resources**".

⁹ Heritage Registers, Brampton. Accessed from: <https://www.brampton.ca/EN/Arts-Culture-Tourism/Cultural-Heritage/Pages/Identification.aspx>

2.3.1 Ministry of Heritage, Sport, Tourism and Culture Industries

Heritage conservation of provincial properties must comply with the MHSTCI *Standards and Guidelines for the Conservation of Provincial Heritage Properties*. To advise municipalities, organizations, and individuals on heritage protection and conservation, the MHSTCI developed the following:

- **Standards and Guidelines for Conservation of Provincial Heritage Properties** - These standards and guidelines set out the criteria and process for identifying provincial heritage properties and set standards for their protection, maintenance, use and disposal.

- **Ontario Heritage Tool Kit ('OHTK')** -

The Ontario Heritage Tool Kit is a series of guides for municipal councils, municipal staff, Municipal Heritage Committees, land use planners, heritage professionals, heritage organizations, property owners and others. It was designed to help them understand the heritage conservation process in Ontario.¹⁰

Within the OHTK, the *Heritage Resources in the Land Use Planning Process* (MHSTCI) defines an HIA as follows:

“A heritage impact assessment (or equivalent study) is a study to determine if any cultural heritage resources (including those previously identified and those found as part of the site assessment) or in any areas of archaeological potential, are impacted by a specific proposed development or site alteration. It can also demonstrate how the cultural heritage resource will be conserved in the context of redevelopment or site alteration. Mitigative or avoidance measures or alternative development or site alteration approaches may be recommended.”

- **Eight Guiding Principles in the Conservation of Historical Properties** -

Determining the optimal conservation or mitigation strategy is further guided by the MHSTCI 'Eight Guiding Principles in the Conservation of Historical Properties'.

The following guiding principles for the conservation of historical properties are based on international charters that have been established over the past century:¹¹

¹⁰ Ontario Heritage Tool Kit, Culture, Heritage, Ministry of Heritage, Sport, Tourism and Culture Industries. Accessed from: http://www.mtc.gov.on.ca/en/heritage/heritage_toolkit.shtml

¹¹ Eight Guiding Principles in the Conservation of Historical Properties, Ontario Heritage Trust. Accessed from: <https://www.heritagetrust.on.ca/en/pages/tools/tools-for-conservation/eight-guiding-principles>

1. Respect for documentary evidence

Do not base restoration on conjecture. Conservation work should be based on historical documentation, such as historical photographs, drawings and physical evidence.

2. Respect for the original location

Do not move buildings unless there is no other means to save them. Site is an integral component of a building. Any change in site diminishes heritage value considerably.

3. Respect for historical material

Repair or conserve rather than replace building materials and finishes, except where absolutely necessary. Minimal intervention maintains the historical content of the resource.

4. Respect for original fabric

Repair with like materials, to return the resource to its prior condition without altering its integrity.

5. Respect for the building's history

Do not restore to one period at the expense of another. Do not destroy later additions to a house solely to restore it to a single time period.

6. Reversibility

Alterations should be able to be returned to original conditions. This conserves earlier building design and technique. For instance, when a new door opening is put in a stone wall, the original stones are numbered, removed and stored, allowing for future restoration.

7. Legibility

New work should be distinguishable from old. Buildings should be recognized as products of their own time, and new additions should not blur the distinction between old and new.

8. Maintenance

With continuous care, future restoration will not be necessary. With regular upkeep, major conservation projects and their high costs can be avoided.

2.4 Hamilton Official Plan Policies¹² & Zoning By-law

2.4.1 Urban Hamilton Official Plan Heritage Policies

Urban Hamilton Official Plan ('UHOP') was adopted by City Council on July 9, 2009, it was approved by Ministry of Municipal Affairs and Housing ('MMAH') on March 16, 2011 and became effective on August 16, 2013 except for policies, schedules, maps and appendices that are still under appeal by the OMB. The following guidelines and policies stated in Volume 1 under Chapter B, Section 3.4, '*Cultural Heritage Resources Policies*' are applicable and relevant for the subject properties and the associated adjacent redevelopment.

2.4.1.1 Policy Goals

B.3.4.1.3 "Ensure that all new development, site alterations, building alterations, and additions are contextually appropriate and maintain the integrity of all onsite or adjacent cultural heritage resources."

2.4.1.2 General Cultural Heritage Policies

B.3.4.2.1(g) "Ensure the conservation and protection of cultural heritage resources in planning and development matters subject to the Planning Act, R.S.O., 1990 c. P.13 either through appropriate planning and design measures or as conditions of development approvals."

B.3.4.2.1(h) "Conserve the character of areas of cultural heritage significance, including designated heritage conservation districts and cultural heritage landscapes, by encouraging those land uses, development and site alteration activities that protect, maintain and enhance these areas within the City".

B.3.4.2.1(i) "Use all relevant provincial legislation, particularly the provisions of the Ontario Heritage Act, the Planning Act, R.S.O., 1990 c. P.13, the Environmental Assessment Act, the Municipal Act, the Niagara Escarpment Planning and Development Act, the Cemeteries Act, the Greenbelt Act, the Places to Grow Act, and all related plans and strategies in order to appropriately manage, conserve and protect Hamilton's cultural heritage resources.

B.3.4.2.7 "The City shall ensure these non-designated and non-registered cultural heritage properties are identified, evaluated, and appropriately conserved through various legislated planning and assessment processes, including the Planning Act, R.S.O., 1990 c. P.13, the Environmental Assessment Act and the Cemeteries Act."

3.4.2.12 "A cultural heritage impact assessment: (OPA 57 and OPA 64)

a) shall be required by the City and submitted prior to or at the time of any application submission pursuant to the Planning Act, R.S.O., 1990 c. P.13 where the proposed development, site alteration, or redevelopment of lands (both public and private) has the potential to adversely affect the following cultural heritage resources through displacement or disruption:

¹² Urban Hamilton Official Plan, Volume1, Chapter B, February 2021, pdf file, Access From: <https://www.hamilton.ca/sites/default/files/media/browser/2015-01-15/urbanhamiltonofficialplan-volume1-chapterb-communities-feb2021.pdf>

- i. Properties designated under any part of the Ontario Heritage Act or adjacent to properties designated under any part of the Ontario Heritage Act;
- ii. Properties that are included in the City's Register of Property of Cultural Heritage Value or Interest or adjacent to properties included in the City's Register of Property of Cultural Heritage Value or Interest; ...

b) may be required by the City and submitted prior to or at the time of any application submission pursuant to the Planning Act, R.S.O., 1990 c. P.13 where the proposed development, site alteration, or redevelopment of lands (both public and private) has the potential to adversely affect cultural heritage resources included in the City's Inventory of Buildings of Architectural or Historical Interest through displacement or disruption."

B 3.4.2.13 "Cultural heritage impact assessments shall be prepared in accordance with any applicable guidelines and Policy F.3.2.3 – Cultural Heritage Impact Assessments. The City shall develop guidelines for the preparation of cultural heritage impact assessment."

Also, the following guidelines and policies stated under Section 3.3 Urban Design Polices of the UHOP are applicable and relevant for the subject CHRs and the adjacent redevelopment:

Principles:

B 3.3.2.3 "Urban design should foster a sense of community pride and identity by:...

d) conserving and respecting the existing built heritage features of the City and its communities;" ...

B 3.3.5 "Views and Vistas

Public views and vistas are significant visual compositions of important public and historic buildings, natural heritage and open space features, landmarks, and skylines which enhance the overall physical character of an area when viewed from the public realm. Vistas are generally panoramic in nature while views usually refer to a strong individual feature often framed by its surroundings. Views and vistas created in newly developing areas play a large role in creating a sense of place and neighbourhood identity."

2.4.2 Zoning By-Law

The property at 77 King St. W. is designated 'intensive Recreation' ('IR') - under the City of Stoney Creek Zoning By-law 3692-92 and General Land Use designations in the Hamilton Zoning By-law. Battlefield House Museum and Park is designated under Part IV of the Ontario Heritage Act and showed as designated property on the Hamilton Heritage Resources Map.¹³

The property at 2860 King St. E., Hamilton, is designated 'Open Space and Park Zone - under the City of Hamilton Zoning By-law 05-200 and General Land Use designations in the Hamilton Zoning By-law. The Stoney Creek Cemetery is listed on Hamilton's Heritage Inventory but showed just as 'Open Space and Park' on the Hamilton Heritage Resources Map.¹⁴

Furthermore, both properties are indicated as 'National Historic Sites' on Hamilton Zoning By-law, Heritage Resources Map.¹⁵

¹³ City of Stoney Creek Zoning By-law 3692-92., Office Consolidation May 2021, Access from: <https://www.hamilton.ca/sites/default/files/media/browser/2018-01-10/stoney-creek-zoning-by-law-3692-92-consolidation-may2021v2.pdf>

¹⁴ City of Hamilton, Interactive Zoning Mapping, Access form: <https://www.hamilton.ca/city-planning/official-plan-zoning-by-law/interactive-zoning-mapping>

¹⁵ City of Hamilton, Heritage Resources, Access from:

3.0 INTRODUCTION TO HERITAGE PROPERTIES

3.1 Location of the Heritage Properties

3.1.1 Battlefield House Museum and Park (CHR1)

Municipal Address: 77 King Street West, City of Hamilton, Ontario (Figures 1 & 2)

Legal Description: Battlefield House is located on part of Lot 26, Concession 4, Saltfleet Township

Square Area: The property has a site area of approx. 15.5 acres (6.3 ha)

Location & Boundaries: This property is located at south-west corner of King St. and & Centennial Pkwy. S. within Stoney Creek Community of the City of Hamilton.

Access to the Property is via King St. W.

Official Plan Designation: The subject property is designated 'Heritage Resources' and defined as 'Open Space' & 'Heritage Site' by the Old Town Stoney Creek Secondary Plan Land-Use Map, under the Urban Hamilton Official Plan ('UHOP').¹⁶

Zoning By-Law: The existing zoning on the subject property is 'intensive Recreation' ('IR') under the City of Stoney Creek Zoning By-law 3692-92.¹⁷

<https://www.hamilton.ca/city-planning/heritage-properties/heritage-resources>

¹⁶ Urban Hamilton Official Plan, Old Town Stoney Creek Secondary Plan, Land Use Map. Access from: <https://www.hamilton.ca/sites/default/files/media/browser/2017-10-06/ped16100c-appendixa.pdf>

¹⁷ City of Stoney Creek Zoning By-law 3692-92, Office Consolidation May 2021. Access from: <https://www.hamilton.ca/sites/default/files/media/browser/2018-01-10/stoney-creek-zoning-by-law-3692-92-consolidation-may2021v2.pdf>

3.1.2 Stoney Creek Cemetery (CHR2)

Municipal Address: 2860 King Street East, City of Hamilton, Ontario (Figures 1 & 2)

Legal Description: Stoney Creek Cemetery is located on Lot 27, Concession 4, Saltfleet Township

Square Area: The property has a site area of approx. 3.70 acres (1.49 ha) in size.

Location & Boundaries: King St. and Centennial Pkwy. S. within Hamilton Community of the City of Hamilton.
Access to the Property is via King St. E.

Official Plan Designation: The subject property is defined as 'Open Space' by the Urban Hamilton Official Plan, Land-Use Map.

Zoning By-Law The existing zoning on the subject property is 'Park and Open Space' under the City of Hamilton Zoning By-law 05-200.¹⁸

¹⁸ City of Hamilton, Interactive Zoning Mapping. Access form: <https://www.hamilton.ca/city-planning/official-plan-zoning-by-law/interactive-zoning-mapping>

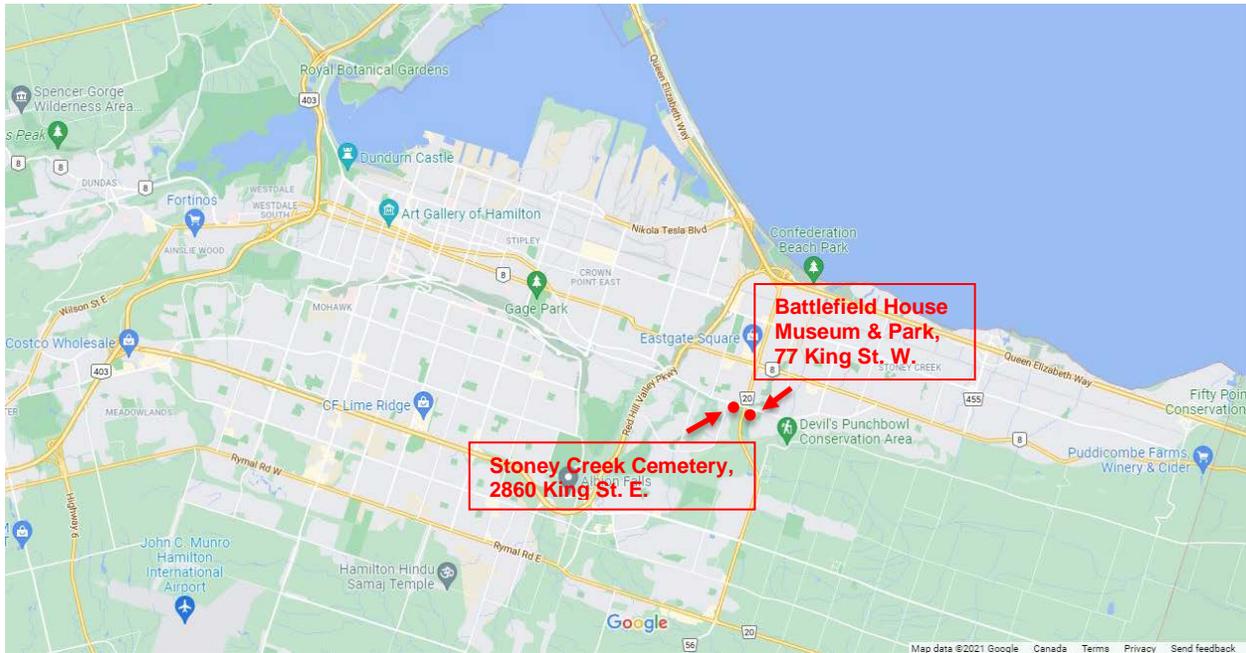


Figure 1: Map showing the location of the subject properties in red in the City of Hamilton (Source: Google Map, City of Hamilton). Retrieved from: <https://www.google.com/maps/place/Hamilton>.

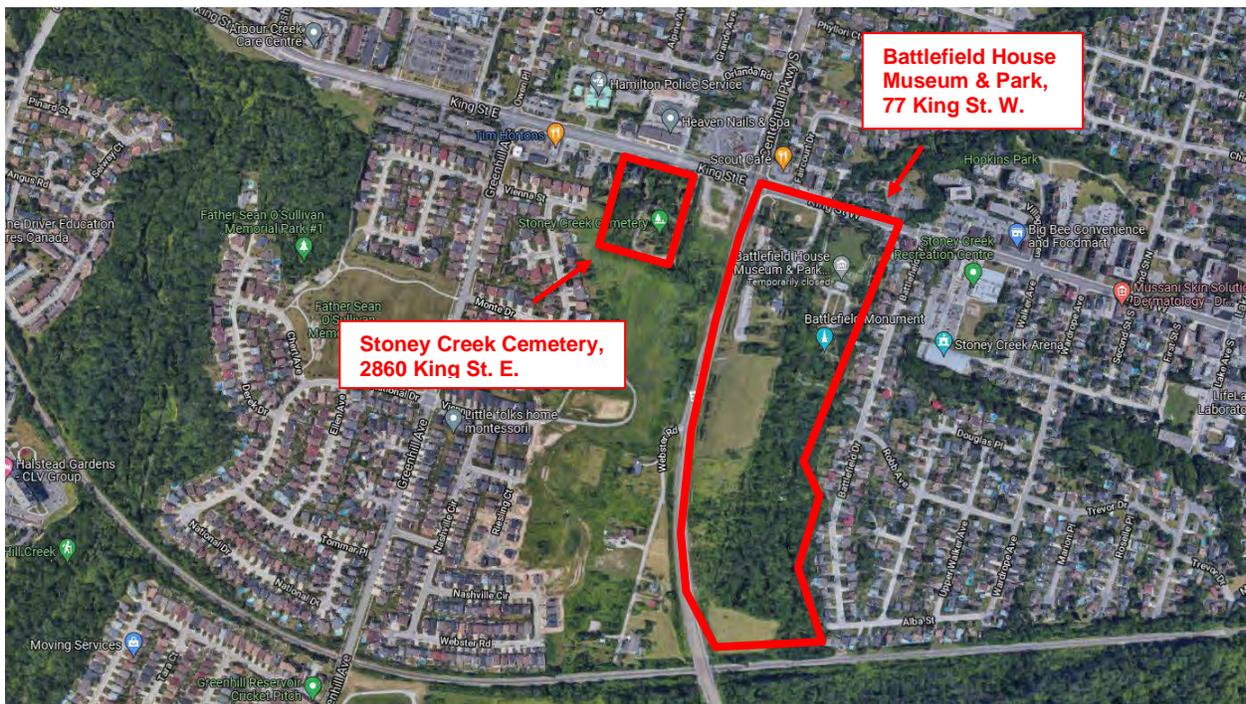


Figure 2: Aerial photograph showing the subject properties in red (Source: Google Map, City of Hamilton). Retrieved from: <https://www.google.com/maps/place/Hamilton>.

3.2 Description of Heritage Properties

The subject properties' addresses are 77 King St. W. (CHR1) & 2868 King St. E. (CHR2)., CHR1 is located at south-west corner of King St. and & Centennial Pkwy. S. and CHR2 is located near south-east corner of King St. and & Centennial Pkwy. S. in the City of Hamilton (Figures 1 & 2).

3.2.1 Background Research and History

3.2.1.1 Battlefield House and Park at 77 King St. W (CHR1)

Site Introduction and Background:

Directly east of the proposed development property across Centennial Parkway lies the James Gage farmhouse, called Battlefield House, associated park lands, and the Nash-Jackson House, which consist of 15.5 acres (6.3 ha). Battlefield House is located on part of Lot 26, Concession 4. The 1859 Surtees Atlas indicates this lot as belonging to a Mr. George Glover (Figure 3), and the 1875 Pope Atlas shows the area where Battlefield House sits as two lots belonging to a Mr. W. Webster and a Mr. G.C. Glover (Figure 4).

Historic land records pertaining to the Battlefield House Property are contained in Table 1. Table 1 illustrates all land transactions up to 1900 when the property was donated to the Women's Wentworth Historical Society. Illegibility of the documents negated precise tracking of transactions only pertaining to the 15.5 acres that currently comprises Battlefield Park.

Table 1: Abstract Indices for Part Lot 26, Concession 4, Township of Saltfleet

Inst.	Date	Grantor	Grantee	Comment
--	October 1803	Crown	Mary Gage	Patent, All 100 acres
2204	September 1835	Mary Gage	Arthur [Illegible] et al	Bargain and Sell
134	February 1836	Henry Sanders et ux	George Glover	Bargain and Sell
135	February 1836	George C. Henderson	Henry Sanders	Bargain and Sell
133	November 1855	Arthur [Illegible]	Henry Sanders	Deed, All et al
561	February 1860	[Illegible]	James Lister/Lester	Bargain and Sell plus Mortgage
562	March 1860	James Lister	Nelson Miller	Bargain and Sell
633	January 1861	Henry Sanders	Amos Chambers	Assignment of Mortgage
722	February 1862	Amos Chambers	George Glover	Discharge of Mortgage

723	February 1862	George Glover et ux	Ebenezer Place	Mortgage
10	May 1864	George Glover et ux	Ebenezer Place	Charge
26	March 1866	Nelson Miller et ux	George Mills	Mortgage
[Illegible]	September 1866	George Glover et ux	Samuel Mills	Mortgage
75	September 1866	Ebenezer Place	George Glover	Discharge
77	September 1866	George Glover et ux	[Illegible] Henry	Bargain and Sell
116	February 1867	Nelson Miller et ux	Richard Morgan	Bargain and Sell
339	March 1869	George Mills	Richard Morgan	Discharge
564	May 1870	Richard Morgan et ux	Stuart Randall	Bargain and Sell
565	May 1870	George Kendall	Richard Morgan	Mortgage
581	September 1871	George Mills	George C. Glover	[Illegible]
583	September 1871	William Henry	George C. Glover	Bargain and Sell
-35	January 1872	Richard Morgan	Stuart Randall	[Illegible]
-96	June 1872	Stuart Randall, Esq.	William C[illegible]	Bargain and Sell
-97	July 1872	William [Illegible]	John [Illegible]	Mortgage
1064	October 1874	Estate of Samuel Mills	George [Illegible]	[Illegible]
1065	October 1874	George C. Glover et ux	Caden McQueston	[Illegible]
1127	March 1875	William Henry et ux	Robert [Illegible]	Mortgage
1320	April 1876	[Illegible]	John [Illegible]	Mortgage
1385	October 1876	George Glover	Robert R. Gage	Mortgage
1606	January 1878	[Illegible]	[Illegible]	Quitclaim Deed

1693	March 1878	Robert R. Gage	George C. Glover	Release of Mortgage
1751	December 1878	Calvin & Isaac McQuesten?	William Williams	[Illegible]
1782	December 1878	William Williams	Caden McQueston	Mortgage
1843	July 1879	William Williams	Martha Fisher	Bargain and Sell
1844	July 1879	Martha and George Fisher	Elizabeth Williams	Mortgage
2217	August 1881	John Gordon	William C. Webster	Discharge of Mortgage
2218	August 1881	John Gordon	William Webster	Discharge of Mortgage
2219	August 1881	William C. Webster	Thaddeus Ghent	Mortgage
2339	March 1882	Robert E. [Illegible]	William Harvey (?)	Discharge of Mortgage
2340	March 1882	William Henry et ux	[Illegible]	Mortgage
2378	May 1882	William Webster	William Smith	Mortgage
2394	June 1882	Elizabeth Williams	Martha Fisher	Discharge of Mortgage
2908	March 1885	Martha Ann & George Fisher	Christian Halson	Mortgage
2909	March 1885	C.B. McQuestern	Martha Fisher	Discharge of Mortgage
2933	May 1885	Christian Nelson	Catherine & Margaret Halson	Assignment of Mortgage
3114	May 1886	Executor of G. Davis	Mary [Illegible]	Assignment of Mortgage
3128	July 1886	Catherine & Margaret Halson	Martha Ann Fisher	Release
3129	July 1886	Martha Ann & George Fisher	William C. Webster	Bargain and Sell
3136	September 1886	William Henry	Mary & H.C. Webber	Mortgage
3144	September 1886	Catherine & Margaret Halson	Martha Ann Fisher	Release

3145	September 1886	Martha Ann & George Fisher	William Partridge	Bargain and Sell
3169	November 1888	Catherine and Margaret Halson	Martha Ann & George Fisher	Release of Mortgage
3170	November 1886	Martha Ann & George Fisher	Isaac Thomson	Bargain and Sell
3225	March 1887	[Illegible] Laird	William Henry	Discharge of Mortgage
3277	June 1887	William Partridge	[Illegible] Walker	Mortgage
3282	June 1887	Catherine & Margaret Holson	Martha Anna Fisher	Discharge of Mortgage
3283	June 1887	Martha & George Fisher	Edward Lindner	Bargain and Sell
3284	June 1887	Martha and George Fisher	George Fisher	Mortgage
3285	June 1887	Edward C. Lindner et ux	Caroline Oliphant	Mortgage
3286	July 1887	Edward C. Lindner et ux	Molson's Bank	Mortgage
3287	May 1887	William C. Webster	Mary Jane Freeman	Mortgage
3291	July 1887	Edward C. Lindner et ux	[Illegible] Kennedy & [Illegible] R. Richie	Bargain and Sell
3293	July 1887	William A. Smith	William C. Webster	Discharge of Mortgage
3343	November 1887	Jennie & George Thomson	Brock Galbreath	Bargain and Sell
3394	November 1887	Molsons Bank (?)	Edward Lindner	Discharge of Mortgage
3395	October 1887	[Illegible] Kanady & A. R. Richie	William Jones	Bargain and Sell
3396	January 1888	William Jones	Edward Clarkson	Mortgage
3508	July 1888	Edward Clarkson	William Henry Jones	[Illegible]
3509	July 1888	William Henry Jones et ux	John Donaldson	Deed

3646	November 1888	Martha and George Fisher	William Hemstridge	Bargain and Sell
3689	June 1889	Caroline Oliphant	John Wallace	Assignment of Mortgage
3722	September 1889	Mary & Caroline Webber	William Henry	[Illegible]
3731	September 1889	[Illegible] Henry	Mary Webber	Mortgage
3867	December 1889	John Davidson et ux	Alex Hervish, Trustee	Bargain and Sell
3868	February 1890	Alex Hervish	George Fisher	Bargain and Sell
3909	June 1890	George & Martha Fisher	Esther & Maggie Hopkins	Mortgage
39--	June 1890	George & Martha Fisher	George Smith	Mortgage
3913	June 1890	George Fisher	Martha A. Foster	[Illegible]
3914	November 1890	[Illegible]	George Fisher	[Illegible]
4138	June 1891	[Illegible] & Mary Truman	J.W. Truman & C. Davis	[Illegible]
4317	April 1892	Isabel & William Hemstridge	George Fletcher	Mortgage
4325	May 1892	George Waller	[Illegible] Harding	Discharge of Mortgage
4722	November 1893	George & Martha Fisher	Mary R. [Illegible] Nash	Mortgage
4851	April 1894	William C. Webster	Thomas & Mary J. Dermond (?)	Mortgage
4557	April 1894	Charles Paris & J.W. Truman	William C. Webster	Discharge of Mortgage
5273	September 1895	Mary Webber	William Henry	[Illegible]

5274	August 1895	William Henry et ux	Toronto, Hamilton, and Brantford Railway Co.	Bargain and Sell
5275	August 1895	General B. Galbreath	Toronto, Hamilton, and Brantford Railway Co.	Bargain and Sell
5301	August 1895	George & Martha Fisher	[Illegible]	Mortgage
5327	November 1895	George & Martha Fisher	[Illegible] Farmer	Mortgage
5343	December 1895	Thomas A. Farmer	Anne Waterman	Assignment of Mortgage
5555	May 1896	Martha & George Fisher	Rebecca A. Fletcher	Bargain and Sell
5560	May 1896	Rebecca Fletcher	Ethel B. [Illegible]	Mortgage
5634	September 1896	William Henry	Mary Webber	Mortgage
5667	September 1896	Mary Webber	William Henry	Discharge of Mortgage
5728	August 1895	General B. Galbreath	Toronto, Hamilton, and Brantford Railway Co.	Bargain and Sell
6039	December 1896	[Illegible] Henry & Ms. S. Sullivan	Toronto, Hamilton, and Brantford Railway Co.	Bargain and Sell
[Missing]	December 1896	Estate of William Henry	Toronto, Hamilton, and Brantford Railway Co.	[Illegible]
6150	June 1898	Truman L. Henry	[Illegible] Morgan & Co.	Mortgage
6386	April 1899	George Smith	Thomas Farmer	Assignment of Mortgage
6387	May 1899	Rebecca Fletcher	Mary Ann Arthur	Bargain and Sell
6388	May 1899	Annie Farmer	George & Martha Farmer	Discharge of Mortgage

6389	May 1899	Thomas Truman	George & Martha Farmer	Discharge of Mortgage
6390	May 1899	Charles & Lorna Reid	George Fisher	Discharge of Mortgage
6391	April 1899	Esther Hopkins & Maggie [Illegible]	David A. & Rebecca Fletcher	Discharge of Mortgage
6392	May 1899	Ethel B. [Illegible]	David A. & Rebecca Fletcher	Release
6393	May 1899	Annie Farmer	David A. & Rebecca Fletcher	Release
6394	May 1899	Thomas Farmer, Trustee	George & Martha Fisher	Discharge of Mortgage
6395	May 1899	Rebecca Fletcher	Wesley Turnberry	Mortgage
6396	May 1899	Rebecca Fletcher	Joseph Prentice	Mortgage
6399	May 1899	Rebecca Fletcher	Annie D. Farmer	Mortgage
6403	May 1899	Mary Ann & [Illegible] Arthur	Kate Von Dutch	Mortgage
6421	May 1899	Rebecca Fletcher	Sarah Calder	Offer [Illegible]
6422	May 1899	Mary Ann Arthur & Kate von Dutch	Rebecca & D.A. Fletcher	Quitclaim Deed
6444	June 1899	Sarah G. Calder	Kevin (?) Waddell	Mortgage
6452	May 1899	Annie D. Farmer	Rebecca & D.A. Fletcher	[Illegible]
6451	May 1899	Wesley Turnberry	Rebecca & D.A. Fletcher	Discharge of Mortgage
6453	June 1899	Rebecca & D.A. Fletcher	Sarah J. Calder	Bargain and Sell
6454	June 1899	Joseph Prentice	Rebecca & D.A. Fletcher	Partial Discharge of Mortgage
6633	March 1900	Sarah Jones Calder	Nathaniel A. Woods & Sarah J. Calder, Trustees	Trust Deed for Historic Society, [Illegible]

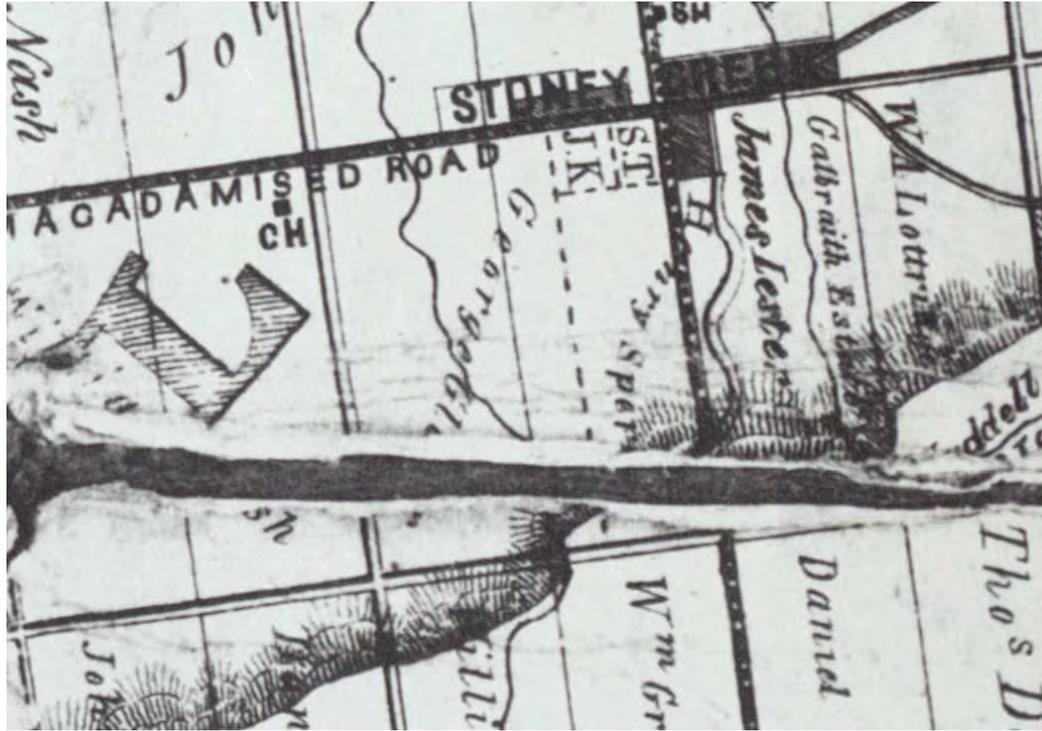


Figure 3: Portion of 1859 Surtees Atlas depicting study area



Figure 4: Portion of 1875 Pope Atlas depicting Study Area (Red Circle)



Figure 5: Portion of 1954 Aerial Photograph depicting Study Area (Red Circle)

Associated History

The original grant of 100 acres on Lot 26, Concession 4 belonged to Mary Jones Gage (1744 – 1841), a widow from New York who emigrated to Upper Canada in 1790 with her two children James and Elizabeth. It is possible she had a third child named Susannah born in 1787 that did not survive childhood. Mary Gage was also the sister of Augustus Jones, a prominent surveyor in what would become southern Ontario.

The Gages built a rough-hewn single dwelling in 1796, although this was later replaced by a 1½ storey frame house. The Gage farmhouse was substantially involved in the Battle of Stoney Creek, part of the War of 1812, which took place June 1813. The main force of Americans camped nearby between the farms of James Gage and William Gage, located across King Street from Battlefield House, during their pursuit of the British army towards Burlington Bay and the Head-of-the-Lake. The American artillery was lined up along King Street, and both Gage farmhouses were used as pickets during the conflict, with the James Gage farmhouse as headquarters for the American officers. Portions of the Battle of Stoney Creek (night and morning of June 6, 1813) took place on King Street directly in front of the Gage house, with much of the fighting occurring on a knoll behind the structure.¹⁹

James Gage (1774 – 1854) married Mary Davis (ca. 1780 – 1853) and lived in the farmhouse with their ten children and his mother, Mary. Mary Davis' family were also United Empire Loyalists from North Carolina, although Mary had been born in Nova Scotia. The family settled on Mud Street in Hamilton, and Mary Davis wed James Gage in 1796. Their granddaughter Sara Galbreath Calder (1846 – 1914) is responsible for the donation of Battlefield House through the

¹⁹ City of Stoney Creek, By-law No. 3419-91, October 11, 1991, (Appendix B)

Women's Wentworth Historical Society and the creation of the Battlefield Monument in 1910.



Figure 6: Billy Green was a resident to Stoney Creek who revealed the American countersign to the British, and guided them to their positions.
Source: Wikipedia Website, 2021

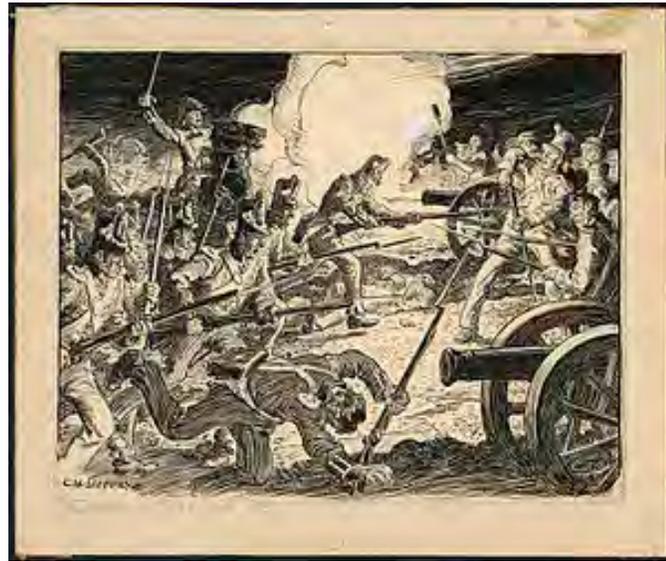


Figure 7: Battle of Stoney Creek, June 1813.
According to LAC website, the work is part of the Imperial Oil Collection series,
Source: Library and Archives Canada website

Another structure, the Nash-Jackson House known as “Grand View” is also located at Battlefield Park. The Nash-Jackson House was relocated to its current location in 1999. Originally located on the northeast corner of King Street East and Nash Road in the City of Hamilton (Lots 26-28, Concession 3), the Nash-Jackson house was built around 1818 by Irish immigrant William Gage (1744 – 1820) and his wife Susannah Jones Gage (1751 – 1821), the sister of Mary Jones Gage. The Gages were married in 1770 in New York and settled in Upper Canada around 1789. The Gages likely began improvements on their land allotment around this time and were granted title to 600 acres in 1794. The family built a small wooden structure on the property.²⁰

Their daughter Susannah Gage (1788 – 1833) married Samuel Nash, Sr. (1777 – 1850) in 1810, and the constructed the Georgian style home in or around 1818. The Nashes had six children: four daughters and two sons. Samuel Nash, Jr. (1822 – 1892) inherited the house and lived there with his wife Anna C. Munn (1830 – 1909) and nine children.

Joseph Williamson Nash (1859 – 1925) and Catherine Elizabeth MacDonald lived in the house with their only child Jennie Leone (1900 – 1996), Joseph’s mother Anna, and his unmarried sister Ada. When Anna Nash died in 1909, the original log dwelling on the property, then used as the kitchen, was demolished, and replaced by a two-storey porch. Jennie Leone Nash wed Angus Jackson, and the couple had three children (Rosemary, Roger, and Angus, Jr). The home was donated to the City of Stoney Creek upon the death of Jennie Nash in 1996.

²⁰ City of Stoney Creek By-Law No. 5505-00, 25 January, 2000, (Appendix B)

Cultural Heritage Buildings on Site:

The Stoney Creek Battlefield Site consists of archeological and historical site as well as three heritage structure which are listed below:

- Gage House known as Battlefield House,
- Battlefield Monument, and,
- Nash-Jackson House known as "Grandview".

The historical site originally contained Battlefield House (1796) and Battlefield Monument (1913). The Nash-Jackson House (1818) known as "Grand View" was relocated to its current location at Battlefield Park in 1999.

Battlefield House (Gage House):

"Gage House is a significant example of Neoclassical styled Upper Canadian vernacular architecture. Initially a one-and-a-half-storey structure built about 1796, the original portion of the house is notable for its not construction of brick infill within a timber frame. Around 1835 the house was expanded to its two-storey height with verandahs and neoclassical elements added. Exterior elements contributing to the neoclassical character of the house include the stucco cladding, window and door casing, return eaves and a dentil trimmed frieze. Originally the upper level of the verandah was embellished with classically-inspired columns. During the initial restoration, neoclassical style mantelpieces from another historic house were installed, reinforcing this characterization. While the wide central hall and low ceilings reflect the home's original construction, the second storey ballroom is a subsequent alteration."²¹



Figure 8: Battlefield House, c.1890, Source: Stoney Creek Historical Society

²¹ Canada's Historic Places – Gage House, Access from:
<https://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=8166>



Figure 9: Southeast Elevation, Battlefield House, Source: Google website, 2021

Figure 11: South Elevation, Battlefield House, 2006 Source: Canada's Historic Place website



Figure 10: Northwest Elevation, Battlefield House, Source: City of Hamilton website, 2021

Battlefield Monument

“Battlefield Monument is significant as the second largest monument built in Canada to commemorate the War of 1812 and the most prominent of many built for the battle’s centennial. Crowning a hill to the south of the Gage House, the 30.5-metre monument completed in 1913, is second, in terms of scale, only to Brock’s Monument (1856) in Niagara Falls. Influenced by the towering monument to Admiral Nelson at Calton Hill (1816) in Edinburgh, Scotland, Battlefield Monument was designed in the English Gothic Revival style. Battlefield Monument comprises a tapered, castellated tower rising from a buttressed, square base that references the keep of medieval castles. Observation decks at the top of the base and at the top of the tower afford views of the entire battlefield. The product of nationalistic and imperial sentiment, the monument exemplifies the affinity for architecture steeped in British tradition, contrasting with the Classical style adopted in America. Presenting a romanticized and picturesque appearance, the monument aligns with the romanticization of history prevalent among those celebrating the Loyalists arrival and the British war victories. Commemorating important British and Canadian figures of the battle, such as Major Ogilvie and Lieutenant Fitzgibbon, eight stone shields encircle the monument, each inscribed with a name. In keeping with the nationalistic attitude that characterized the project, only Canadian materials such as Queenston limestone were used. The Hamilton architectural firm of F.J. Rastrick and Sons first prepared plans for the monument in 1900, though it was Edward L. Rastrick who appears to be responsible for overseeing the design. In 1910 the cornerstone was finally laid with F.H. Dickenson in charge of the construction.”²²



Figure 12: North elevation of the Gage House with the newly constructed monument in the background, Source: Hamilton Public Library website, Special Collections

²² Canada’s Historic Places – Battlefield Monument, Access from: <https://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=8165&pid=0>



Figure 14: Battlefield Monument,
Source: Hamilton Public Library website



Figure 13: Battlefield Monument,
Source: Wikipedia website

Nash-Jackson House (Grandview):

The house, as it is today, was built in 1818 or 1819 in grand Georgian style which was favoured during this period. The Classical Revival porticos were installed about 1930. William Gage Sr. (1744-1820) and Susannah Jones Gage (1751-1821) emigrated to Upper Canada circa 1789 and probably took up residence and began improvements upon Lots 26, 27 and 28, Concession 3, Saltfleet Township about that time. On July 8, 1794, William was granted title to those 600 acres. A small wooden structure was built on the site about this time but was removed in the early 1900s. An addition to the house was added in the 1870s or 1880s. In the 1930s the Nashes replaced the original “gingerbread” style porches with Classic Revival porticoes, which can still be seen on the structure today.²³

Character Defining Elements

Character defining elements that contribute to the heritage value of Nash-Jackson House – Stoney Creek Battlefield Park include its²³:

- East and west brick chimneys,
- the bevel siding,
- shutters, and the entrance doors,
- sidelights at the main entrance, and
- on the east wing addition.



Figure 15: Nash-Jackson House
North-east Elevation
Source: Historical Hamilton website
Photographer: Paul Dolanjski



Figure 16: Nash-Jackson House
North-east Elevation
Source: Historical Hamilton website
Photographer: Paul Dolanjski

²³ City of Stoney Creek By-Law No. 5505-00, 25 January, 2000, (Appendix B)

3.2.1.2 Stoney Creek Municipal Cemetery at 2860 King St. E (CHR2)

Site Introduction and Background:

Stoney Creek Municipal Cemetery is located directly to the west of the proposed development property on part of Lot 27, Concession 4, in the geographic Township of Saltfleet, now the City of Hamilton. The 1859 Surtees Atlas and the 1875 Pope Atlas show the property to be associated with a Mr. William Nash (Figures 18 & 19), although land records indicate the cemetery was deeded to the Trustees of the Methodist Episcopal Church of Canada in December 1830, as seen in Table 2 below.

Table 2: Abstract Indices for Stoney Creek Cemetery for Part Lot 27, Concession 4, Township of Saltfleet

Inst.	Date	Grantor	Grantee	Comment
--	May 1822	Crown Patent	John McDavid	All
975	May 1823	John McDavid	Samuel Nash	Bargain and Sell, Part on 79 acres
410	May 1823	John McDavid	James Gage	Bargain and Sell, Part on 21 acres
411	February 1826	James Gage	Samuel Nash	Bargain and Sell, Part on 20 acres
68	May 1826	Samuel Nash	Philip Peters/Petrie	Bargain and Sell, Part on [Illegible]
501	November 1828	Philip Peters/Petrie	Samuel Nash	Bargain and Sell, Part on [Illegible]
116	December 1830	James Gage	Trustees of the Methodist Episcopal Church of Canada	Bargain and Sell, Part on 1 acre



Figure 17: Portion of 1954 Aerial Photograph depicting Study Area (Red Circle)

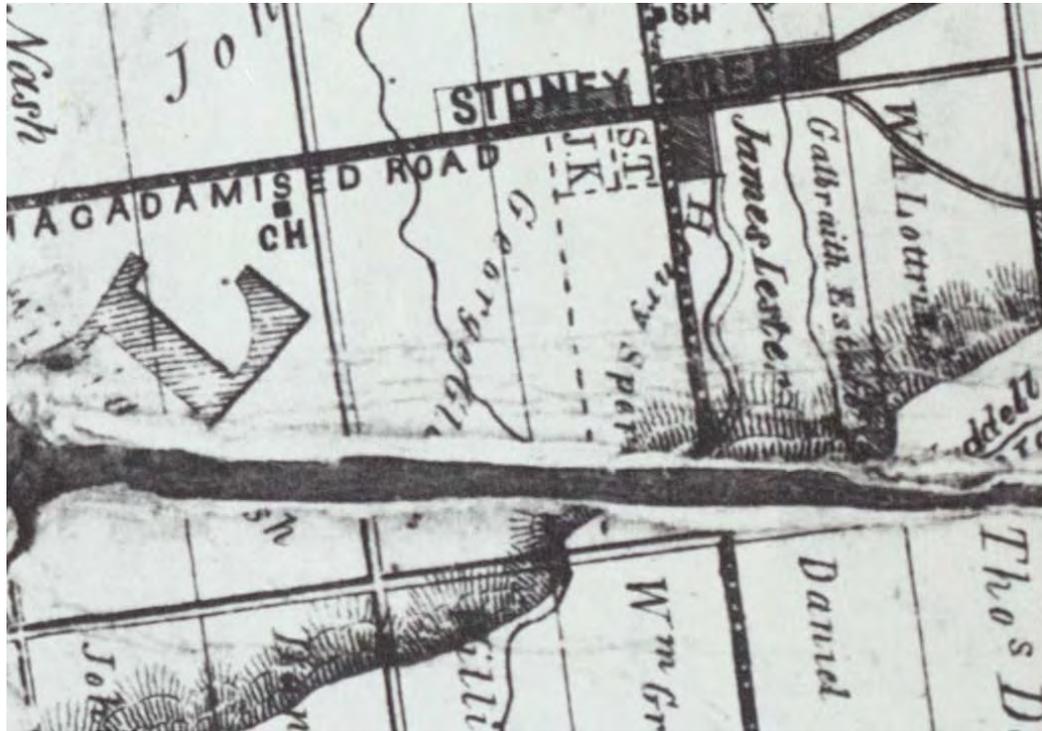


Figure 18: Portion of 1859 Surtees Atlas depicting study area



Figure 19: Portion of 1875 Pope Atlas depicting Study Area (Red Circle)

Associated History²⁴

The initial land grant on Lot 27, Concession 4 in Saltfleet Township was acquired by a Mr. Bartholomew London (1727 – 1801) for his son-in-law, John McDavid.

Bartholomew London was a United Empire Loyalist originally from New Jersey and claimed to have been imprisoned during the American Revolutionary War for his loyalty towards the British Crown. However, London's name is not mentioned in the land records although his son-in-law, John McDavid, is.

London arrived in Upper Canada, specifically the Niagara region, in 1789 with several children and grandchildren. It is not clear if his first wife was still alive at this time, but by 1799 London had married his domestic servant Mary Osborne (1773-1801), who had two children from a previous relationship. Mary was much younger than Bartholomew, and eventually began an affair with farm labourer George Nemire or Nemiers and fell pregnant. Not knowing who the father of her child was, Mary convinced Bartholomew London to leave her the bulk of his estate, possibly under coercion. London was subsequently poisoned after several attempts on his life. The lovers were discovered, tried, and sentenced to hang on August 14, 1801. An incredibly pregnant Mary London "pled her belly," leading to a postponement of her sentence. However, it appears that Mary gave birth the next day to a daughter she named Catherine London and was executed next to George Nemire on August 17, 1801. Mary London is believed to be the first woman hanged in Upper Canada, and the body of Bartholomew London is possibly interred within the Stoney Creek Cemetery.

John McDavid, also recorded variously as McDade or McDeade, was the son-in-law of Bartholomew London through his daughter Jane (ca. 1760 – after 1833). McDavid had also been born in the United States but served as a private in the 2nd Flank Company in the Lincoln Militia's 5th Regiment during the War of 1812. Not much is known about the life of John McDavid, and it seems he died without a will. Jane London stated it was her late husband's wish to divide his estate among his sons John Jr., William, and James. John Jr. received Lot 21, Concession 3 after the death of his father, while Lot 27, Concession 4 was divided between William and James.

By 1816, John McDavid Jr. had sold his lot and petitioned to receive part of his brothers' holdings as well. James and William filed a petition to delay the issuing of a land patent until a settlement could be reached, which appears to have resolved itself by 1822 when John McDavid Jr. was granted title to 100 acres (40.47 ha) of Lot 27, Concession 4 (Ontario Land Registry Office). Jane London, the widow of John McDavid Sr. also petitioned for a 200-acre land grant as the daughter of a Loyalist, which was granted in 1833. She died at some point thereafter and was likely interred in Stoney Creek Cemetery. No doubt other members of the London (such as Bartholomew London's sons Andrew, Joseph, and Richard) and McDavid families are also buried there.

In 1823 McDavid sold 79 acres (31.97 ha) to Samuel Nash and 21 acres (8.50 ha) to James Gage, who was possibly the same James Gage that owned the next lot (Lot 26) on which Battlefield House sits. In February 1826 James Gage sold 20 acres (8.09 ha) to Samuel Nash but reserved 1 acre (0.40 ha) for a Methodist church and associated cemetery, which was deeded to the Trustees of the Methodist Episcopal Church of Canada in 1830 for £5 (Ontario Land Registry Office).

²⁴ Stage 1 Archaeological Assessment of 2874, 2880 and 2900 King Street East and 6 Centennial Parkway, Geographic Township of Saltfleet, Wentworth County, City of Hamilton, Archaeological Services Inc. ('ASI'), May 2020

An additional 2.5 acres (1.01 ha) was sold by William Nash to the Corporation of the Township of Saltfleet in order to expand the cemetery, and the Methodist trustees transferred the rest of Stoney Creek Cemetery to the township as well. The cemetery was transferred again to the City of Hamilton in 1961 and was recorded as being 3.70 acres (1.49 ha) in size (ASI 2020A, Ontario Land Registry Office).

Canadian Methodist Church histories indicate the first circuit preacher in Saltfleet Township was Major Reverend George Neal (1750 – 1840), possibly around 1786. Neal was succeeded by Darius Dunham in 1795. Saltfleet was part of the Niagara preaching circuit (1795 – 1808), the Ancaster circuit (1809 – 1844), and the Barton and Hamilton circuit from 1845 onward. Important preachers who are believed to have proselytized at this location include William Case, Egerton Ryerson, and Anson Green.

The first church structure on the property was built in 1792. The church was already approximately two decades old at the Battle of Stoney Creek (1813) and was damaged by artillery fire that wasn't repaired until 1812. American forces posted an advance picket at the Methodist church, and in the early morning of 6 June 1813, the British bypassed the American forces stationed near the cemetery and captured the men inside the church.

In approximately 1830 a new Episcopal Methodist Church was constructed on Lake Avenue and the original chapel began to deteriorate. It was demolished around 1871, although a fireplace stood until the 1890s when it was pulled down by William Nash. A brick church was built by the Wesleyan Methodists in 1868 and became the main place of worship in the vicinity when the Canadian Methodists joined the United Church of Canada in 1884. The Stoney Creek preaching circuit was also established around this time, and the 1868 structure was replaced with a new one in 1903.

Stoney Creek Municipal Cemetery is the resting place for possibly almost 2,000 burials, although approximately only 1,255 are marked. There are no maps or plans from the nineteenth century that have been located, and the cemetery remains in active use. It's not known when the first burial in the cemetery occurred, although sources refer to burials taking place in 1807 and 1811. It is also possible that there were earlier interments alongside the 1792 church. There may have also been unmarked burials transferred from other family plots in the area, and it is likely that many of the transcribed tombstones with early dates such as "1811" or "1816" are the results of transcription errors and date closer to the 1840s.

The oldest marked graves at the site are those of William Gage (1744 – 1820) and Susannah (Jones) Gage (ca. 1751 – 1821). There are some additional headstones dating to the 1820s, but it seems that most burials date after 1840. One of the most notable burials in Stoney Creek Cemetery is that of William "Billy" Green (1794 – 1877) who served as a scout that helped lead the British forces towards the American encampment during the Battle of Stoney Creek (June 1813). It is also highly likely that a number of British casualties from the battle were buried in unmarked graves in the cemetery (ASI 2020A). ASI's 2020 archaeological investigation near the boundary of the cemetery did not uncover any evidence of cemetery features (such as grave shafts) outside the fenced boundary, meaning it appears that the cemetery does not extend into the adjacent development property.

Cultural Heritage Features on Site:

Originally, the Stoney Creek Cemetery was the site of the Methodist church and associated cemetery. Two churches were built on the site which were demolished and do not exist on site anymore.

The first church structure on the property was built in 1792 and consisted entirely of rough-hewn planks provided by Adam Green, a sawyer. The church was damaged by artillery fire that wasn't repaired until 1812. After a new Episcopal Methodist Church was constructed on Lake Avenue around 1830, the original chapel from 1792 on Stoney Creek Cemetery site began to deteriorate. It was demolished around 1871. The fireplace stood until the 1890s when it was pulled down by William Nash.²⁵

In 1833, a brick church was built by the Wesleyan Methodists on the property and became the Wesleyan Methodists Church until the Methodist Union in 1884. The church was damaged later and in 1913, which a church no longer on site, the property become a municipal cemetery.²⁶

The Stoney Creek Cemetery Monument is the two-metre-high square granite pillar composed of three-square stones of diminishing size. The monument's inscriptions, the location of the monument in a pre-existing cemetery emphasises the site of initial battle contact.²⁷

Stoney Creek Municipal Cemetery is the resting place for possibly almost 2,000 burials, although approximately only 1,255 are marked. The historical gravestones consist of various shape and design occurring almost entirely in the upper section of the flat or upright gravestone in marble. Granite, a stone used almost exclusively for twentieth century three-dimensional monuments, Such as column and vaults. Because of granite's hardness and durability, it was used only on rare occasion before 1850 as it was difficult to quarry and carve by hand and so it was costly.



Figure 20: Stoney Creek Municipal Cemetery & Monument on site,
Source: Canada's Historic Places website

²⁵ Stage 1 Archaeological Assessment of 2874, 2880 and 2900 King Street East and 6 Centennial Parkway, Geographic Township of Saltfleet, Wentworth County, City of Hamilton, Archaeological Services Inc. ('ASI'), May 2020

²⁶ Hamilton's Heritage, Volume 6, Inventory of Cemeteries and Burial Grounds, December 2005, P 96

²⁷ *Canada's Historic Places* – Battle of Stoney Creek National Historic Site of Canada, Access from: <https://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=16143>

Almost all the gravestones are intricately decorated with epitaphs, descriptive inscriptions, and a wide variety of decorative or funerary motifs. Some of these gravestones are also considered of art. These monuments provide resource materials that are important component of Canadian Social History.²⁸



Figure 21: Stoney Creek Municipal Cemetery, various shapes of the gravestone
Source: Historical Hamilton Website, Photographer: Paul Dolanjski

²⁸ Hamilton's Heritage, Volume 6, Inventory of Cemeteries and Burial Grounds, December 2005, P 6-20

3.2.3 Heritage Status

CHR1: Battlefield Park and Museum (77 King St. W.)

There are several Built Heritage Resources on the subject property. The historical site includes three heritage buildings. Battlefield House (1796) and Battlefield Monument (1913) were built originally on the subject Property. Nash-Jackson House (1818) was relocated from its original location at northeast corner of King St. E. and Nash Rd. to its current location at Battlefield Park on November 7, 1999. All three buildings are designated under Part IV of the Ontario Heritage Act as per former City of Stoney Creek By-Laws listed in Table 3.

CHR2: Stoney Creek Municipal Cemetery (2860 King St. E.)

There is no Built Heritage Structure on the subject property. However, the historical site includes almost 2,000 burials, and approximately 1,255 monuments.

Table 3: Heritage Statues of Heritage Resources

#	Address	Heritage Resource	Designation Status
A	77 King St. W.	Gage House/ Battlefield House	Designated under Part IV of the Ontario Heritage Act, City of Stoney Creek, By-law No. 3419-91, October 11, 1991, (Appendix B)
B	77 King St. W.	Battlefield Monument	
C	77 King St. W.	Nash-Jackson House/ Grandview House	Designated under Part IV of the Ontario Heritage Act, City of Stoney Creek By-Law No. 5505-00, January 25, 2000, (Appendix B)
D	2860 King St. E.	Stoney Creek Municipal Cemetery	Listed in Hamilton's Heritage, Volume 6, Inventory of Cemeteries and Burial Grounds, December 2005



Figure 23: Map showing Cultural Heritage Resources adjacent to the associated development site (shown in blue), Annotation by AREA (Source: <https://earth.google.com>)

3.2.4 Adjacent Cultural Heritage Resources

There are several Cultural Heritage Resources located near to the subject properties and their adjacent development site. The adjacent heritage properties are included in the Hamilton Heritage Resources Inventory as indicated in Figure 24.

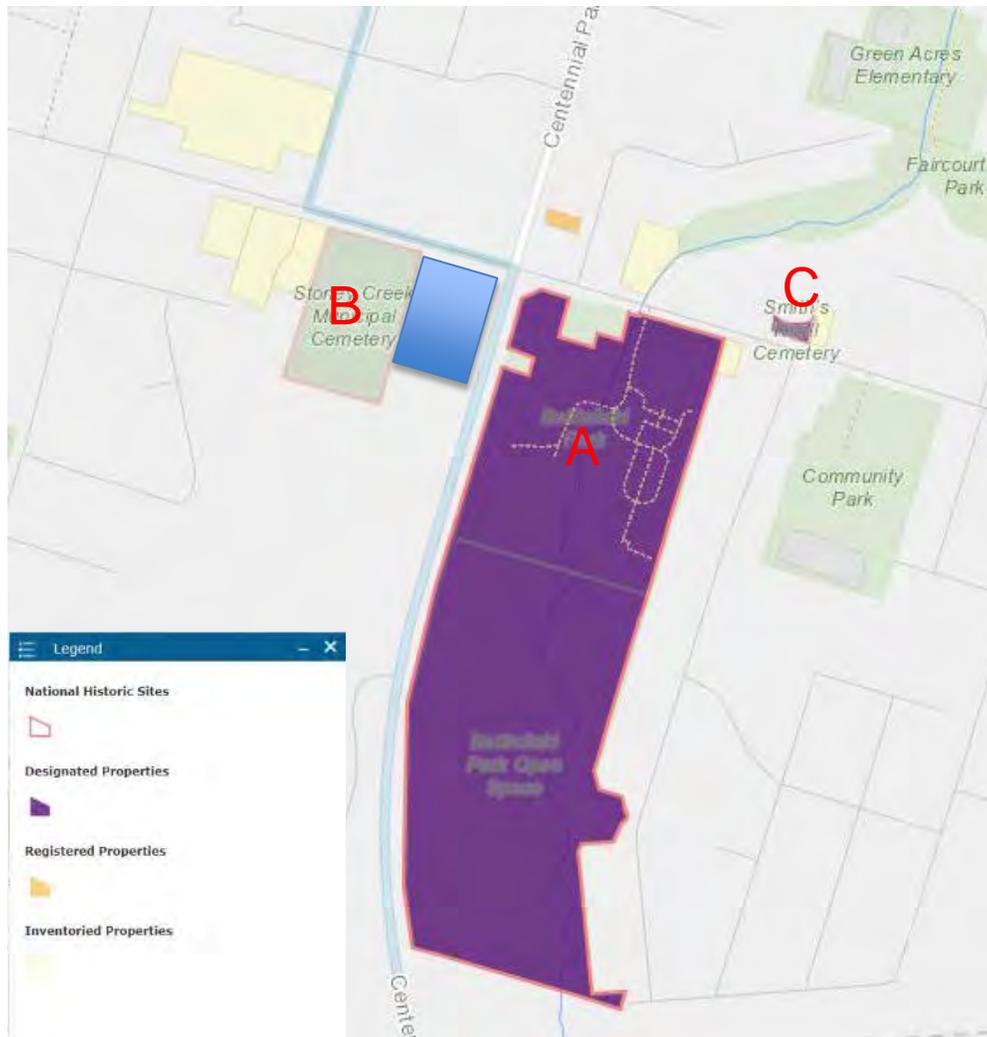


Figure 24: Map showing adjacent Cultural Heritage Resources. Letters “A” & “B” in red mark the subject sites “Battlefield House Museum & Park” and “Stoney Creek Municipal Cemetery”, Letter “C” in red marks “Battlefield Cemetery – Smith’s Knoll”. Blue markup indicates associated development site.

Source: Hamilton Heritage Property Mapping. (Retrieved from: <https://www.hamilton.ca/city-planning/heritage-properties/heritage-resources>)

Among adjacent CHRs, “Smith’s Knoll Battlefield Cemetery” at 70 King St. W. (indicated by “C” in Figure 24) has heritage significance provincially and federally and known as part of Battle of Stoney Creek National Historic Site of Canada. Battlefield Cemetery – “Smith’s Knoll” is relevant heritage site to both heritage properties at 77 King St. W and 2866 King St. E.

Official recognition of Stoney Creek National Historic Site of Canada under Historic Sites and Monuments Act refers to the Battlefield Park and Smith's Knoll Cemetery and Stoney Creek Cemetery which encompasses the Stoney Creek Memorial, the cemetery and Gage House".³¹ All three CHRs are outlined in red in the Hamilton Heritage Property Map and indicated as National Historic Sites (Figure 24).

The Battlefield Cemetery – "Smith's Knoll" is designated under Part IV of the Ontario Heritage Act ('OHA'). The Council of the City of Stoney Creek under Designation By-law ('DBL') 3429-95³² designated the Battlefield Cemetery – "Smith's Knoll" as being of architectural and historic value or interest.

The Cemetery is known to have been used for the burial of British soldiers after the Battle of Stoney Creek, which occurred on 6 June 1813. Those who had fallen during the attack on the American guns were interred in Smith's Knoll where they had fallen while the remainder was buried beside the Methodist church (now Stoney Creek cemetery) that stood to the west of the Gage Farm (now Battlefield Park).

The cemetery site includes a 4.0-metre-high truncated pyramid with a curved sandstone lion on the top as the monument to the British soldiers as well as a gravestone for the United State soldiers located to the east of monument.



Figure 25: Smith's Knoll Battlefield Cemetery, Front of the Knoll,
Source: Historical Hamilton website Photographer: Paul Dolanjski;

The Adjacent Cultural Heritage Resources are not relevant to the Proposed development at 2900 King St. E. All the Adjacent CHRs are located at a far distance from the development site, and the proposed development will not have any negative impact with respect to their heritage values.

³¹ Battle of Stoney Creek National Historic Site of Canada, Canada Historic Places. Access from: <https://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=16143&pid=0>

³² Reason for Designation Under Part IV of the Ontario Heritage Act, Hamilton's Heritage, Volume 5, June 2005, P 161. Access from: <https://www.hamilton.ca/sites/default/files/media/browser/2014-12-16/hamiltons-heritage-volume-5.pdf>

4.0 STATEMENT OF SIGNIFICANCE

4.1 Battlefield Museum House (Gage House)

4.1.1 Description of Historic Place

The Property is located at 77 King St. W. Stoney Creek, City of Hamilton, at the south-east corner of Centennial Parkway S. and King Street West. The 15-hectare property retains its character of fields and woods and reflects the partial implementation of a 1920s plan by the prominent landscape firm of Dunington-Grubb. Gage House is a focal point of the property with the Battlefield Monument purposely aligned with the house by means of terraced steps.

4.1.2 Heritage Values

The property has contextual value because of its physical and historical connection to early community of the Stoney Creek. The first European settlers, mainly United Empire Loyalists, began moving into the Stoney Creek vicinity about 1786. In 1790, The property was settled by Mary Jones Gage (1744 – 1841) a widow from New York who emigrated to Upper Canada with her two children. The Gages built first as a rough-hewn log house in 1796, which was later replaced by a 1½ storey frame house. The building represents the Georgian colonial home.

The Gage House has important associations with the history of the Battle of Stoney Creek, one of the key battles of the War of 1812. On June 5, 1813, American Brigadier-Generals Chandler and Winder and about 3000 soldiers established camp on and near the homestead of James Gage (1774-1854), a well-known farmer and store owner. Generals Chandler and Wilder and principal officers occupied the house as their headquarters while the Gage family is said to have been detained in the cellar. While at Burlington Heights, British Lieutenant-Colonel John Harvey learned that American troops had camped at the Gage farm and immediately mounted an attack, which occurred in the early morning hours of June 6. The battle dealt a serious blow to the morale of the American fighters and initiated their continuous retreat. After the battle the Gage house was occupied as a field hospital for both American and British soldiers.

The house is also association with Women's Wentworth Historical Society and the early preservation movement in Canada. The preservation of Gage House is one of the earliest examples of historic preservation efforts in Canada.

*“Stylistically the Battlefield House represents the Georgian colonial home. It is a two-storey frame structure of uncluttered design with symmetrically balanced windows and door openings. Atypical of the Georgian style are the twelve over twelve multi-paned sash windows with flat window heads. The steep roof, large chimney and verandah are other noteworthy features. Important to the preservation of the Battlefield House are the original features of all four facades, including the verandah, the original windows, shutters and doorways, the roof and chimneys”.*³³

³³ City of Stoney Creek, By-law No. 3419-91, October 11, 1991, (Appendix B)

4.1.3 Heritage Attributes

Character defining elements that contribute to the heritage value of Gage House include its:

- “alignment, on axis, with the Battlefield monument
- 15-hectares of associated property which retains an undeveloped character
- relation to other elements of the 1920s Dunington-Grubb landscape plan such as the terraced, flagstone steps leading to the monument, the elliptical drive on the southern side of the house, the entrance to the park, the informal and pastoral planting arrangement, the Scots pines that border King Street, and the front lawn, the west lawn towards the creek and the east lawn beside the monument ...
- regular, rectangular, two-storey plan, five-bays in width
- gable roof with wooden shingles, cornice returns, and two internal red-brick chimneys
- dentil trimmed frieze
- log construction with brick infill between a timber frame for the lower 1½-storeys and timber frame construction above
- exposed fieldstone foundation bonded with lime mortar
- combined stucco and clapboard cladding of the north elevation, the stucco cladding of the entire south elevation and the clapboard siding on remaining elevations
- central doorways with six-panelled doors, and multi-pane sidelights
- neoclassical style casing around the north elevation doorway comprised of pilasters and an entablature
- entablature type window heads (north elevation)
- first and second-storey, half-glass doors leading to the verandah
- regular fenestration with 12-over-12, wooden sash windows
- integral, two-storey verandah (south elevation) with second storey plaster ceiling and first storey tongue-and-groove ceiling
- centre hall plan with straight flight stair
- staircase with straight balusters and polished, walnut rail
- wide floorboards
- stencilled plaster walls of the stair hall
- simple finish of the interior with plaster walls and ceilings and detailing that includes chair rails, wide baseboards, simple window and door casings, and six-panelled doors;
- box locks on the inside of exterior doors
- built-in dining room cupboard with upper door of multi-pane glazing and panelled lower door;
- fireplaces with Neoclassical mantelpieces influenced by the Adams style with brick hearths and surrounds;
- arched entrance to the second-storey ballroom with its classical casing; brick fireplace in the basement;
- unfinished character of the basement which includes fieldstone walls of the basement and ceiling joists”³⁴

³⁴ Canada’s Historic Places – Gage House, Original Source: OHT Easement Files. Access from:

4.2 Battlefield Monument

4.2.1 Description of Historic Place

Battlefield Monument is situated at 77 King Street West, the south-east corner of Centennial Parkway S. and King Street West in the Stoney Creek community, City of Hamilton. The Monument is part of the Stoney Creek Battlefield Park. It was built on the hill to the south of the Gage House to provide a natural podium for the monument and its observation decks to overlook the entire battlefield.

4.2.2 Heritage Values

The Battlefield Monument has contextual value for its association with the Battle of Stoney Creek. The Monument maintains, supports, and defines the character and identity of the Stoney Creek Battlefield historic site. As a unique landmark, it was established in Battlefield Park to develop a memorial landscape with other components such as rolling lawns, creek, knoll, and existing historical features. The Monument is purposely aligned with the Gage House using terraced steps which link to its surroundings physically, functionally, visually, or historically and provide a natural podium for the Monument and its observation decks to overlook the entire battlefield.

Battlefield Monument at Battlefield Park is significant for its association with the early preservation and historical society movement in Canada.

“In the 1880s, Strong British Imperial sentiment in Canada, and the 1884 centennial of the Loyalists arrival to Canada, led to an interest in commemorating the nation's history and played a role in the early preservation movement in Canada. In 1888, the Wentworth Historical Society was formed, intent on commemorating the battle. An outgrowth of the group, known as the Women's Wentworth Historical Society commissioned plans for the design of an impressive monument in 1900. The Women's Wentworth Historical Society, which was largely responsible for the monument's completion in 1913, became known as one of the first all-women's cultural societies in Canada.”³⁵

The Monument has design or physical value because of its high degree of artistic merit and unique expression. It was built between 1910 – 1913 in an English Gothic Revival style, the Battlefield Monument is meant to compliment the surrounding landscape.

*The monument is unique In Canada. It has a height of 30.5 meters and is constructed of Queenston limestone. The architect of the monument was Edward Rastrick of Hamilton and it is a copy of the Nelson Monument, Calton Hill, Edinburgh. It was completed in 1913. Important to the preservation of the monument are the original stone facades, entrances and windows. Also Important to preservation Is the Interior stairway which allows visitors access to the top of the tower, as does the Interior staircase.*³⁶

<https://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=8166&pid=0>

³⁵ Canada's Historic Places – Battlefield Monument. Access from:

<https://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=8165&pid=0>

³⁶ City of Stoney Creek, By-law No. 3419-91, October 11, 1991, (Appendix B)

4.2.3 Heritage Attributes

Character defining elements that contribute to the heritage value of Battlefield Monument include its:

- “vertically massed, compound plan consisting of a square base and a tapered tower with a combined height of 30.5 metres,
- rough-dressed masonry construction consisting of regularly and irregularly coursed Queenston limestone with expressed mortar joints
- English Gothic Revival embellishments such as buttresses, corbel tables, label mouldings, battlements, a pointed arch doorway, Gothic and slit windows
- leaded windows
- batten double doors with iron rivets and strap hinges
- two observation decks with red quarry tile floors
- '1910' cornerstone
- plaque commemorating the 1913 unveiling
- eight ornamental stone shields that encircle the monument with the names of important battle figures.
- interior flight of stairs leading to the observation decks atop the tower base and atop the tower.
- focal point situation amidst the Stoney Creek Battlefield Park
- alignment, on axis, with the Gage House
- relation to elements of the 1920s Dunington-Grubb landscape plan such as the terraced, flagstone steps leading to the monument, the elliptical drive on the southern side of the house, the entrance to the park, the informal and pastoral planting arrangement, the Scots pines which border King Street, and the front lawn, the west lawn towards the creek, and the east lawn³⁷

³⁷ Canada’s Historic Places – Battlefield Monument, Original Source: OHT Easement Files, Access from: <https://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=8165&pid=0>

4.3 Nash-Jackson House

4.3.1 Description of Historic Place

The Nash- Jackson House, known as “Grand View”, was originally located at the northeast corner of King Street East and Nash Road in Stoney Creek, City of Hamilton. After the Nash-Jackson house was donated to the former City of Stoney Creek, it was relocated to its current location, at Battlefield Park in 1999, in order to preserve it. Now, the building is situated at 77 King Street West, the southeast corner of Centennial Parkway S. and King Street West, Stoney Creek, City of Hamilton, within the historic site of Battlefield House Museum, Monument and Park.³⁸

4.3.2 Heritage Values

As the contextual value, the Nash-Jackson house represents a significant part of the history of the former township of Saltfleet and, provides insight into two of the earliest families of the Stoney Creek area at present-day Hamilton. The house has strong ties to William Gage Sr. (1744-1820) and Susannah Jones Gage (1751-1821) emigrated to Upper Canada circa 1789, settled in the Stoney Creek vicinity. Susannah was Mary Jones Gage’s Sister, who arrived in Upper Canada about 1790 with her two children James and Elizabeth and received a land grant for the present-day site of Battlefield House. As a result, the CHR contributes to the character and identity of the Stoney Creek neighbourhood and local community where some of the first Loyalist families settled in the City of Hamilton.

The house has historical value because of its important association with Samuel Nash Family. Nash- Jackson House was originally built in 1818 or 1819 by Samuel Nash (1777-1850) who arrived to Upper Canada about 1800 and in 1810 married Susannah Gage (1788-1833), the daughter of William Gage Sr. and Susannah Jones Gage. The Nash family who lived in Nash-Jackson House for several generations until the last occupant Jennie Leone Jackson (Jennie Leone Nash) died and the house was donated to City of Stoney Creek.

At first, Gage family built a small wooden structure on the property which was removed in the early 1900s. Samuel Nash built the Nash- Jackson house, as it is today, in 1818 or 1819, in Grand Georgian style. In 1909, The original dwelling/kitchen was demolished and replaced with a two-storey porch. About 1930 the gingerbread porches at the front of the house were replaced by the Classical Revival porticos that exists today. As a result, the house is representative of Grand Georgian style which was favoured during this period.³⁹

4.3.3 Heritage Attributes

Character defining elements that contribute to the heritage value of Nash-Jackson House include:

- east and west brick chimneys,
- the bevel siding,
- shutters, and the entrance doors,
- sidelights at the main entrance, and
- on the east wing addition.⁴⁰

³⁸ City of Stoney Creek By-Law No. 5505-00, 25 January, 2000, (Appendix B)

³⁹ Reason for Designation Under Part IV of the Ontario Heritage Act, Hamilton’s Heritage, Volume 5, June 2005, pages 163-164

⁴⁰ City of Stoney Creek By-Law No. 5505-00, 25 January, 2000, (Appendix B)

4.4 Stoney Creek Municipal Cemetery

4.4.1 Description of Historic Place

The Cemetery is situated at 2860 King Street East, near to the southwest corner of Centennial Parkway S. and King Street East in the Stoney Creek community, City of Hamilton.

The property has a site area of approx. 3.70 acres (1.49 ha) in size. Stoney Creek Municipal Cemetery is the resting place for possibly almost 2,000 burials, although approximately only 1,255 are marked. Originally, it was the site of the Methodist church and associated cemetery. Two churches were built on the site which were demolished and do not exist anymore.

4.4.2 Heritage Values

The property has contextual value as a landmark and as part of Battle of Stoney Creek National Historic Site. The cemetery is visually and historically linked to its surrounding. The location of the cemetery is associated with the battle of Stoney Creek, including the battlefield, the Stoney Creek Monument, the Gage House, and Smith's Knoll commemorative site. The streetscape view between Gage House and the Battlefield Monument site, the Smith's Knoll commemorative site and Stoney Creek Cemetery along the corridor of King St. define, maintain, and support the character of the area as the national landmark.

The property has historic value for its longstanding presence in the community and its direct associations with the Battle of Stoney Creek. "The cemetery was known to have been used for the burial of Janot Nichol in 1811, though there are claims to earlier interments of McDavid's children and Phobe Bates in 1807. Following the battle of Stoney Creek in 1813, many of the casualties were buried in here, while the remaining bodies were buried at Smith's Knoll."⁴¹

Originally the subject site contained two churches. The first church structure on the property was built in 1792 and consisted entirely of rough-hewn planks provided by Adam Green. After the first church on site was damaged by artillery fire, the property was donated to Episcopal Methodist Church by James Gage, in 1830. A brick church was built by the Wesleyan Methodists on the property in 1833, and became the Wesleyan Methodists Church until the Methodist Union in 1884. The second structure was also demolished before the property became municipal cemetery in 1913.

Since the church structures have been demolished, the heritage design value of the CHR only includes the built landscape features. The Cemetery 2-metre-height monument and the remaining burial markers represents funerary arts and decorative motifs associated with Loyalist settlers in early nineteenth century and the local community in twentieth century.

⁴¹ Inventory of Cemeteries and Burial Grounds, Hamilton's Heritage, Volume 6, December 2005, page 96

4.4.3 Heritage Attributes

Character defining elements that contribute to the heritage value of Stoney Creek Cemetery include:

- integrity of any surviving or as yet not identified archaeological remnants which may be found within the site in their original placement and extent, including remnants of the Battle of Stoney Creek vestiges of life at the time of the battle, and vestiges associated with the commemoration of the Battle of Stoney Creek, ...
- “Stoney Creek Cemetery’s monument with its two-meter-high square granite pillar composed of three-square stones of diminishing size, its inscriptions, and the location of the monument in a pre-existing cemetery on the site of initial battle contact;”⁴²
- its marble gravestones with various shape and design occurring almost entirely in the upper section of the flat or upright gravestone,
- its granite three-dimensional gravestones, with various shape and design such as column and vaults, etc.
- its gravestones’ inscriptions, funerary art and decorative motifs including decorative alphabets, images, etc.

⁴² *Canada’s Historic Places* – Battle of Stoney Creek National Historic Site of Canada, Access from: <https://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=16143>

5.0 DESCRIPTION OF PROPOSED DEVELOPMENT

This part of the CHIA provides an overview of the development proposal adjacent to the subject sites and an assessment of any potential impacts on the Cultural Heritage Resources (CHRs).

5.1 Project Description

This description is based on the proposed Architectural design drawings prepared by RAW Design Inc. and the Landscape Architectural Plan and Urban Design Brief by Whitehouse Urban Design Inc. on behalf of Camarro Developments, owner of the property at 2900 King St. E. A Formal Consultation (FC-18-043) meeting was held on May 9, 2018, wherein a version of the proposed development was considered by the City's Development Review Team. On February 1, 2021, a Formal Consultation Waiver was issued which identifies the required planning applications, studies, plans and, reports to be submitted to facilitate a "complete" application as described under the Planning Act.

The development land is generally square in shape and is currently vacant. It has an area of approximately 0.58 hectares (1.4 acres) and approximately 45 metres of frontage along Centennial Parkway South and 54 metres on King Street East.

Camarro is proposing to construct a new mixed-use building with two towers, 18 and 20 storeys in height with a six-storey podium. The proposed development will be completed in two phases. The first phase consists of 302 units, a total of 179 residential parking spaces and 353 m² of retail space. The second phase consists of an additional 262 units and a total of 239 residential parking spaces. Parking will be incorporated at grade and underground. At full build-out, the development will consist of 564 residential units with a total of 418 parking spaces and 308 bike parking spaces.

The site statistics for the proposed development at 2900 King St. E. are outlined in the table and area figures below based on two proposed phases.

Table 4: Site Statistics (Source: RAW Design Inc., May 13, 2021)

Description	Phase One		Phase Two		Total		
	(m ²)	No.	(m ²)	No.	(m ²)	No.	
Site Area	2,821	-	2,999	-	5,820	-	
GFA	19,216	-	16,964	-	36,179	-	
Retail Area	353	-	0	0	353	-	
Residential Area	18,967	302 (Unit)	17,054	262 (Unit)	36,020	564 (Unit)	
Parking Spaces	8,880	179 (Car)	8,588	239 (Car)	17,468	418 (Car)	
		202 (Bike)		106 (Bike)		308 (Bike)	
Amenity Spaces	Indoor	260	-	230	-	490	-
	Outdoor	719	-	587	-	1,305	-

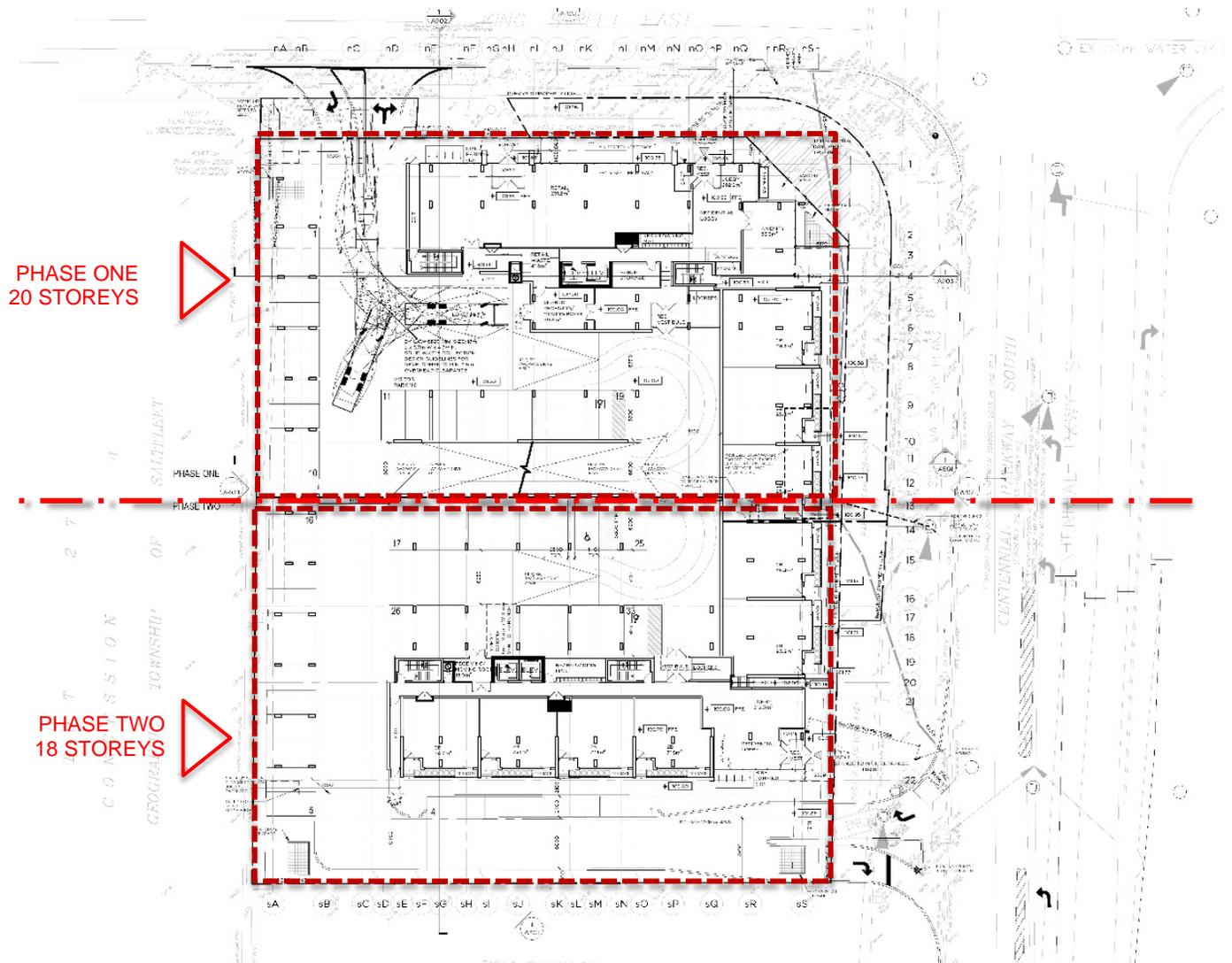


Figure 26: Proposed Ground Floor Plan of the new development at 2900 King St. E.
(Source: RAW Design Inc, June 21, 2021), Annotated by AREA in red

5.2 Site Alteration & Previous Site Conditions

The development land is currently vacant. The development property previously included a series of structures. The Stage 2 Archaeological Assessment⁴³ explains the past land use and possible disturbance on the heritage resources as described below:

A review of recent aerial imagery was also undertaken to further understand the past land use and possible disturbance on the subject property. (Figure 27).

In the images from 1999 and 2002, the development parcel includes a series of structures. These structures correspond to the business at 2874 King Street East, a residence at 2880 King Street East, a gas station at 2900 King Street East, and a restaurant fronting Centennial Parkway S.; the associated south parking lot for the restaurant has the address of 6 Centennial Parkway S. Areas of greenspace are located within the south and southwest portions of the development property at this time. In 2005, the only notable change to the property is the removal of the gas station, and by 2007, all of the structures have been removed from the development property. Greenspace continues to remain along the south and southwest limits.

In 2012, the development property appears to be a staging area for infrastructure work occurring along Centennial Parkway S. In this image, a large trench and crane are visible within the southeast portion of the property, along with various construction buildings, storage material and vehicles. This work appears to have affected portions of the seemingly intact greenspace previously identified along the south and southwest limits of the property. In 2014, the property has been cleared of all construction activity. However, by 2015, it is again in use for construction storage and/or staging. The final image shows the development property in 2017 once again clear of construction activities. Greenspace still remains along the south and southwest limits, and regeneration has occurred near the centre of the property where construction storage took place.

All of the images show the Stoney Creek Cemetery to the immediate west of the development property. A chain link fence and a dense row of deciduous trees separates the site from the adjacent cemetery plot. The Battlefield House Museum and Park National Historic Site is located to the east, on the opposite side of Centennial Parkway S.

No alterations are proposed for the new development which would immediately affect the existing heritage resources or their sites. However, the construction work has affected the seemingly intact green space along with the west & south-west limits of the property adjacent to Stoney Creek cemetery.

The site is a regular shape with frontage on two arterial roads. It has minor topographical constraints related to the elevation changes on site with respect to the remnant parking lot. However, overall grade changes are easily accommodated in the building design. Due to the construction of underground parking, a majority of the trees in the internal portion of the site will require removal.

⁴³The Stage 2 Archaeological Assessment of 2874, 2880 and 2900 King Street East and 6 Centennial Parkway, City of Hamilton, prepared by ASI, August 21, 2020.



Figure 27: Aerial Photos of 2900 King St. E.,
(Source: Stage 2 Archaeological Assessment of 2874, 2880 and 2900 King Street East and 6 Centennial Parkway, City of Hamilton, prepared by ASI, August 21, 2020)

5.3 Site Design

New developments under the Urban Hamilton Official Plan are encouraged to provide compatible intensification that is transit-supportive, activates the public realm, is adaptable to demographic changes, and provides safe, intuitive pedestrian connections while maintaining the historic character of the neighbourhood. The proposed development accomplished these objectives by providing active frontage on two major streets, King Street East and Centennial Parkway South.

A traditional podium is designed for the new building on the site, creating a streetwall along King Street East and Centennial Parkway South. Active retail frontage is proposed along King Street East. It is the main corridor to downtown Stony Creek, less than 1 km east of the site. Residential walkouts revitalize the cityscape along Centennial Parkway South, opposite Battlefield Park.

Two towers in the building, located on floors 7 to 18 or to 20, take advantage of the building's setbacks and enable the midrise podium to feature a distinctive massing from the street. Two major sidewalks have been proposed along King Street East, linking the public walkways with retail storefronts and lobby areas. The second residential lobby is located beside the vehicular entrance from Centennial Parkway South on the southeast corner of the site (Figure 28).

There are two main driveways along Centennial Parkway S. and King Street East (see Figure 26). The parking lot is on the premises but is not visible from the streetscapes. The ground floor housing units facing Centennial Parkway S. are designed to be a grade-related unit with individual walkouts to the sidewalk.

Across King Street East and Centennial Parkway South, the podium is set back from the sidewalk by 8.5-9m, ensuring a seamless transition between the public and private realms. The towers are set back 23-30m to the east sidewalk and 12.5-20m to the west property line at Stony Creek Cemetery. The narrow towers with their setbacks create slimmer massing, minimize shadowing, and reduce the impact on the privacy of nearby properties.

The built form of the proposed development provides intensification along an important corridor. The appearance of massing is reduced because the focus is drawn to the midrise podium streetwall while the towers are thinner and set back from the sensitive adjacent heritage properties.⁴⁴

⁴⁴ Urban Design Brief, 2900 King, Whitehouse Urban Design Inc., November 2021

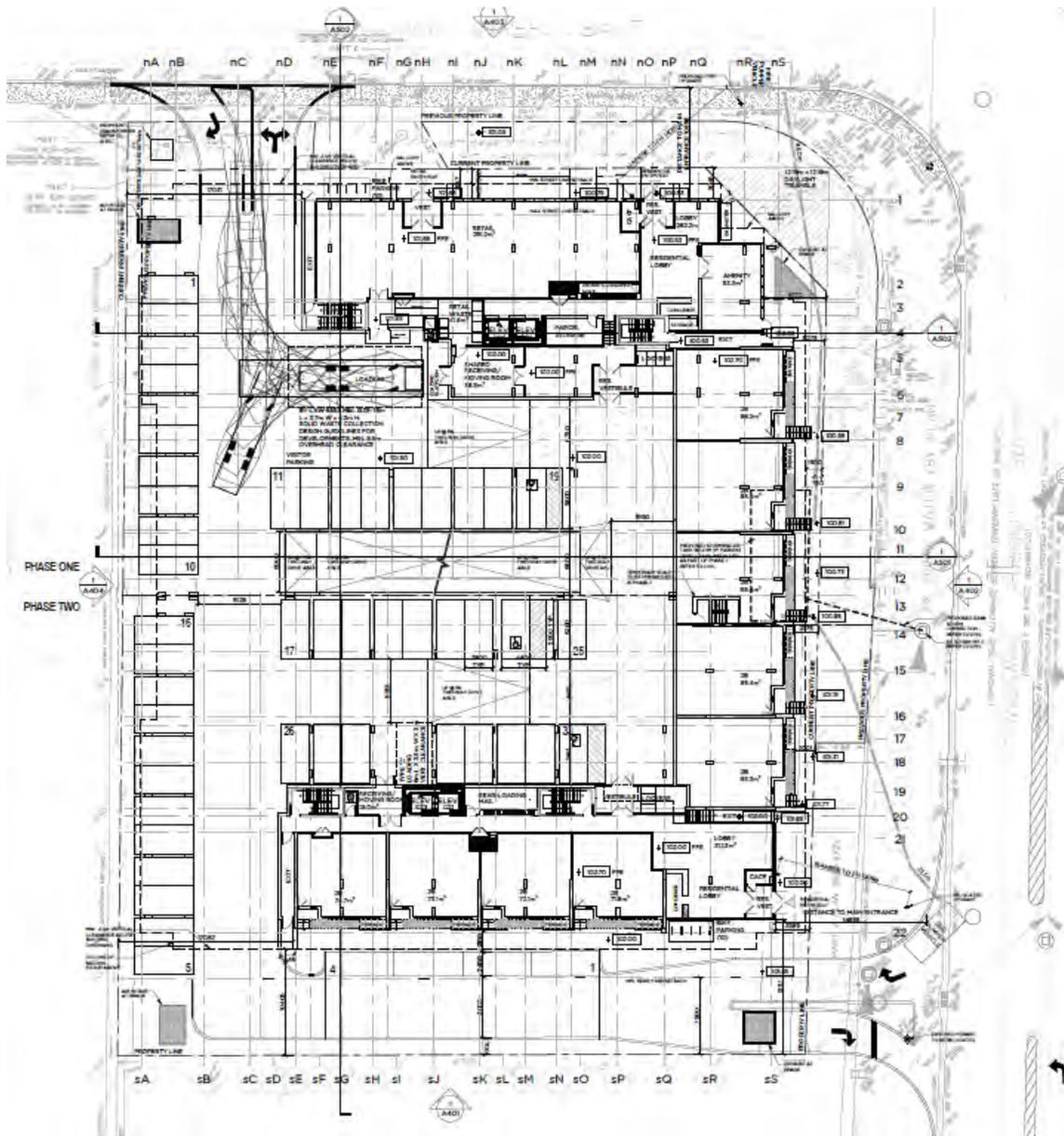


Figure 28: Proposed Site Plan, Proposed Ground Floor Plan of the new development at 2900 King St. E.
(Source: RAW Design Inc, June 21, 2021)

5.4 Architectural Design

“The proposed building is designed in an elegant and contemporary style with classic undertones. It is visually articulated with red brick and glass, which picks up on the aesthetics of the surrounding neighbourhood. The facade consists of significant glazing, transparency, and alternating glass facades to create repetitive stylization. The lighter tones of the tower facades create the visual illusion of lighter massing. The finishing materials are extended to all sides of the buildings, including building projections and mechanical penthouses.

The mid-rise podium of the building is 6 storeys, creating a continuous active streetwall along King Street West and Centennial Parkway South. The ground floor is designed with grade-related walk-out units, and ample glazing to provide clear views into and out from ground floor uses facing the public realm. This promotes a safe and animated streetscape. Colored metal panels demarcate the retail units and the entrance to the residential lobbies, adding to the character of the building.

... The design of the building also features a grand 4th floor amenity space on top of the parking structure, with residential balconies overlooking the space (Figure 29). This creates ample outdoor amenity space, generates attractive views, breaks up the massing of the building, and effectively utilizes the rooftop of the parking structure

...The proposed architecture complements the existing community and creates both unity and distinction in its design. The tone and materials used are consistent with the historic character and unique sense of place present in the existing context.”⁴⁵



Figure 29: 3D View, Proposed North & East Elevations of the new development at 2900 King St. E.
(Source: RAW Design Inc, August 13, 2021)

⁴⁵ Urban Design Brief, 2900 King, Whitehouse Urban Design Inc., November 2021

6.0 IMPACT ASSESSMENT & MITIGATION STRATEGIES

6.1 Impact Assessment

Impacts can be described as ‘direct’ when cultural heritage landscapes and/or built heritage resources will be removed or significantly altered by a proposed development activity or ‘indirect’ when cultural heritage resources are disrupted by the introduction of physical, visual, audible, or atmospheric elements that are not in keeping with their character and/or setting.

6.1.1 Assessment of Adverse Impacts

When determining the effects that a development or site alteration may have on known or identified built heritage resources or cultural heritage landscapes, the City of Hamilton’s CHIA Guidelines and the MHSTCI *Heritage Resources in the Land Use Planning Process* advises that the following direct and indirect adverse impacts be considered:

A. DIRECT IMPACTS

- *Destruction* of any, or part of any, significant heritage attributes, or features; and
- *Alteration* that is not sympathetic or is incompatible, with the historic fabric and appearance.

B. INDIRECT IMPACTS

- *Shadows* created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
- *Isolation* of a heritage attribute from its surrounding environment, context or a significant relationship;
- *Direct or indirect obstruction* of significant views or vistas within, from, or of built and natural features;
- *A change in land use* such as a rezoning an open space to residential use, allowing new development or site alteration to fill in the formerly open spaces; or,
- *Land disturbances* such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource, including archaeological resources.

Other potential impacts associated with the undertaking may also be considered. Historic structures, particularly those built in masonry, are susceptible to damage from vibration caused during the construction phase. Like any other structure, they also could be at risk from collisions with heavy machinery or subsidence from utility line failures (Randl 2001:3-6).

The Battlefield House Museum and Park National Historic Site (CHR1) and Stoney Creek Cemetery (CHR2) have been assessed separately in Tables 5 and 6 below.

The following tables provide the assessment of the potential direct or indirect adverse impacts on the properties’ heritage attributes resulting from the proposed development, based on those identified in Ontario Heritage Tool Kit, Info Sheet #5.

*Table 5: Assessment of Direct and Indirect Adverse Impacts on CHR1
(The Nash-Jackson House, the Battlefield House Museum, Monument and Park)*

Potential direct and indirect adverse Impact	Assessment	Summary of Impact with Mitigation
1. Destruction of any, or part of any significant heritage attributes of features.	N/A The proposed development allows for the retention of the adjacent property's built heritage resources in its entirety.	No Impacts.
2. Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance.	N/A No alterations to the heritage site and its built heritage resources are proposed.	No Impacts.
3. Shadows created that alter the appearance of the heritage attribute or change the viability of an associated natural feature or plantings, such as a garden.	The proposed development is far from all built heritage resources located in CHR1. Therefore, the shadow created by the proposed development does not cross any BHRs of the historical site. Based on the shadow study, in spring and fall in the late evening between 5 to 6 pm, the shadows created by the proposed development cross the northwest corner of the heritage property. This area contains only landscaping features and a few trees. Due to the limited shadowing time, there is no negative impact on the associated planting areas as well.	No impacts. Shadows generally stay within the adjacent streets and pass over the northwest corner of the subject site (open space) quickly at the end of the day.
4. Isolation of a heritage attribute from its surrounding environment, context or a significant relationship.	The proposed development maintains the streetscape view of the historic site along the corridors of King St. E. and Centennial Pkwy. S. by providing a landscape buffer and 8.5-9m setbacks at the six-storey podium along both streets ensuring a seamless transition between the proposed development and the adjacent heritage resources.	No significant impact.

<p>5. Direct or indirect obstruction of significant views or vistas with, from, or of built and natural features.</p>	<p>Significant views or vistas have been identified to the heritage property along the King Street corridor.</p> <p>It is currently possible to view the 30.5-high Battlefield Monument from all directions along King St. East/West and Centennial Pkwy. South/North. However, the Monument is located a far distance from the street frontages within the densely treed green area of the park. The trees block the view of the Monument partially and, only the top part of the Monument is visible from a distance.</p> <p>Nash-Jackson House is also visible the from Centennial Pkwy. South and King Street East intersection.</p> <p>The proposed development incorporating 18- and 20-storey residential towers close to King Street East might have a minor impact on the view of the Battlefield Monument and Nash-Jackson House from King Street East.</p>	<p>Minor impact.</p> <p>The mix-use development is proposed to be constructed to the northwest of CHR1. Given the far distance of the new proposed construction to the Battlefield Monument, there will be a minor visual impact on the BHR.</p> <p>The Nash-Jackson House is a two-storey building surrounded by trees and has limited visibility from adjacent streets. Given the pre-existing limited visibility of the BHR, the new proposed development will have a minor visual impact on the overall views.</p>
<p>6. A change in land use (such as rezoning a church to a multi-unity residence) where the change in use affects the property's cultural heritage value.</p>	<p>No change in land use is proposed for the CHR1. The properties will continue to be used as existing.</p>	<p>No Impact.</p>
<p>7. Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource, including archeological resources.</p>	<p>No alterations to the CHR1 are proposed.</p> <p>Land disturbances at the proposed development site can be monitored during the construction phase. There are no anticipated changes in grade that would negatively impact the adjacent heritage properties.</p>	<p>No noise and vibration impact on the CHR1 are anticipated.</p> <p>Construction activities are far from the subject site and will have no negative impacts during the construction phase.</p>

Table 6: Assessment of Direct and Indirect Adverse Impacts on CHR2
(Stoney Creek Cemetery)

Potential direct and indirect adverse Impact	Assessment	Summary of Impact with Mitigation
1. Destruction of any, or part of any significant heritage attributes of features.	N/A The proposed development allows for the retention of the adjacent property's heritage features in its entirety.	No Impacts.
2. Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance.	N/A No alterations to the heritage site and its built heritage resources are proposed.	No Impacts.
3. Shadows created that alter the appearance of the heritage attribute or change the viability of an associated natural feature or plantings, such as a garden.	The towers are set back 12.5-20m from the west property line with Stoney Creek Cemetery. The narrow towers with their setbacks create slimmer massing, minimize shadowing, and reduce the impact on the nearby heritage property. Based on the shadow study, at 9:18 AM, shadows stay within the Cemetery and pass over at 12:18 PM at the east edge all year-round. Shadowing of the adjacent cemetery is limited during summer. Shadows generally stay within a narrow area adjacent to the development property line.	No significant impacts. Given the nature of the heritage site as a park and open space, the shadow created by the new proposed development will have no significant impact on the cemetery's heritage features. Since shadows stay only during the morning within a narrow cemetery area and pass over by noon, there will be sufficient sunlight for the associated planting. Therefore, there are no negative impacts on the CHR2 with respect to shadows created by new development.

<p>4. Isolation of a heritage attribute from its surrounding environment, context or a significant relationship.</p>	<p>The proposed development maintains the streetscape view of the historic site along the corridor of King St. by providing a landscape buffer and an 8.5-9m setback at the six-storey podium along the King St. E. ensuring a seamless transition between the proposed development and the adjacent heritage resources.</p>	<p>No significant impact.</p>
<p>5. Direct or indirect obstruction of significant views or vistas with, from, or of built and natural features.</p>	<p>Significant views or vistas have been identified to the heritage property along the King Street corridor.</p> <p>It is currently possible to view the Cemetery open space from all directions along King St. East/West and Centennial Pkwy. South/North. However, the cemetery does not contain any built heritage and the heritage features such as gravestones and cemetery Monument are within the densely treed green area. The burial areas surrounded by trees has limited visibility from adjacent streets. Most Therefore, the trees block the view of the heritage features in the pre-existing conditions.</p> <p>The proposed development incorporating 18 and 20 storey residential towers close to King Street East and Centennial Pkwy. South will have a minor impact on the view of the Cemetery from King Street East and Centennial Pkwy. South.</p>	<p>Minor impact.</p> <p>The mix-use development is proposed to be constructed on the east side of CHR2.</p> <p>Given the limited visibility of the heritage features in CHR2, the new proposed development will have a minor visual impact on the overall view of the Cemetery from King Street East and Centennial Pkwy. South.</p>
<p>6. A change in land use (such as rezoning a church to a multi-unity residence) where the change in use affects the property's cultural heritage value.</p>	<p>No change in land use is proposed for the CHR2. The properties will continue to be used as existing.</p>	<p>No Impact.</p>

<p>7. Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource, including archeological resources.</p>	<p>No alterations to the CHR1 are proposed.</p> <p>Land disturbances at the proposed development site can be monitored during the construction phase. There are no anticipated changes in grade that would negatively impact the adjacent heritage properties.</p> <p>Construction activities are adjacent to the heritage site and might have negative impacts during the construction phase. The Vibration Analysis and Impact Study will be prepared for the subsequent SPA submission and will incorporate monitoring measures during the construction period.</p>	<p>No noise impact on the CHR2 is anticipated.</p> <p>The Vibration Analysis and Impact Study, which will be included as part of the SPA process, is needed to address the vibration impact during the construction and to provide sufficient measures for preventing any negative impact related to vibration on adjacent CHR2 during the construction period.</p>
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6.1.2 Results of Impact Assessment

The preceding assessment has determined that the proposed development will not result in significant direct and indirect impacts on the heritage attributes of the Stony Creek Cemetery, Nash- Jackson House, Battlefield Museum House, Monument and Park. The following section provides an analysis of mitigation strategies.

6.2 Mitigation Strategies

Mitigation options are defined by the Provincial Policy Statement 2020 ('PPS 2020') as development initiatives that permit the preservation of a heritage resource.

6.2.1 Shadow Impact

The Shadow Studies prepared by RAW Design Inc. (Appendix D) shows minimal impacts on the adjacent heritage properties due to the proposed setbacks in the conceptual design. The podium is set back from the sidewalk by 8.5-9m from King Street East and Centennial Parkway South. Also, the residential towers are set back 23-30m from the east sidewalk and 12.5-20m from the west property line at Stony Creek Cemetery. The setbacks minimize shadowing by creating further distance to the nearby properties.

In addition, the narrow floorplates of the towers create slimmer massing which minimize shadowing, and reduce the impact on the adjacent heritage properties. The narrowness of the towers causes the shadowing to pass quickly across the small portions of the adjacent sites at locations which contain no heritage attributes anyways.

The proposed development is far from all built heritage resources located in Battlefield historic site. The shadow created by the proposed development does not cross any BHRs of the historical site. The shadows generally stay within the adjacent streets and pass over the northwest corner of the CHR1 (open space) quickly at the end of the day.

Given the nature of the Stone Creek Cemetery heritage site as a park and open space, the shadow created by the proposed development will have no significant impact on the cemetery's heritage features. The shadows stay only during the morning within a narrow cemetery area and pass over by noon. Therefore, there will be sufficient sunlight for the associated planting, and there are no negative impacts on the CHR2.

The proposed design incorporated supplementary measures to minimize shadowing and reduce the impact on the adjacent heritage properties. Therefore, as there are no significant shadow impacts on the CHRs, shadow mitigation is not required.

6.2.2 Visual Impact

Significant views or vistas have been identified to the heritage properties along the King Street corridor.

The proposed development maintains the streetscape view of the historic site along the corridors of King St. and Centennial Pkwy. South by providing 8.5-9m setback and landscape buffer at the six-storey podium along both streets ensuring a seamless transition between the proposed development and the adjacent heritage resources. Also, the residential towers are setback 23-30m to the east sidewalk and 12.5-20m to the west property line at Stoney Creek Cemetery. The narrow towers with their setbacks create slimmer massing and reduce the visual impacts on the nearby properties.

The proposed design incorporated supplementary measures to minimize visual impact on the heritage properties. Therefore, as there are no significant visual impacts on the CHRs, visual mitigation is not required.

6.2.3 Noise and Vibration Impact

With reference to the Noise Feasibility Study prepared by Howe Gastmeier Chapnik Ltd. ('HGC'), there are no significant noise sources of concern in the proposed mix-use development. Therefore, noise mitigation is not required.

However, construction activities are adjacent to the Stony Creek Cemetery CHR2 site and might have negative impacts during the construction phase. The Vibration Analysis and Impact Study, which will be included as part of the subsequent SPA process, is needed to address the vibration impact during the construction and provide sufficient measures for preventing any negative impact related to vibration on adjacent CHR2 during the construction period.

6.2.4 Landscaping Elements

The following landscaping elements will limit and obviate the impacts of the new development on the adjacent heritage properties:

- A wood privacy fence proposed at the west property line for separation and screening. The landscape buffer incorporates shrubs in the narrow one-metre strip and a “green wall” using vines and other growth on the fence to the adjacent property at the west side, along the cemetery’s property line.
- The landscape strips and street trees within the 8.5-9m setback of the podium are provided along the King Street East and Centennial Parkway South frontages. The proposed street trees and other boulevard planting provide an enhanced streetscape and a visual connection between the proposed development and the adjacent historic properties by implementing buffer landscape elements along King Street East and Centennial Parkway South. The landscaping clearly blends the streetscapes and creates an attractive streetscape with year-round interest.

The above landscape mitigation elements are proposed as supplementary measures to integrate the new development with the neighbouring CHRs. These landscape features of the green wall fencing, landscape strips, boulevard planting and street trees are successful mitigation measures to buffer the proposed development from the adjacent heritage properties. The landscaping as indicated in the Landscape Drawings (Appendix F) are submitted as part of the OPA/ZBA application and will be further developed in the subsequent SPA process. Therefore, no further mitigation measures are needed or proposed related to landscaping.



Figure 31: Proposed Streetscape Section at Centennial Parkway South showing the proposed buffer landscape elements of boulevard & street trees
(Source: Whitehouse Urban Design Inc., November 22 2021).

7.0 SUMMARY STATEMENT & RECOMMENDATIONS

Based on the results of site investigation, existing conditions, and an assessment of impacts of the proposed undertaking, this CHIA concludes that the proposed adjacent development will have no impact on the cultural heritage value of the heritage properties.

This CHIA concludes that:

- The CHRs are a well-preserved example of heritage properties in Ontario.
- The proposed development by Camarro adjacent to the subject sites will not impact the heritage value of the CHRs in a negative way and that the built heritage resource will be retained unaffected in its entirety.
- The proposed landscaping measures are included in the current OPA/ZBA application but will be further developed in the subsequent SPA process. The proposed landscaping beside the Stoney Creek Cemetery and Battlefield Museum House, Monument and Park will provide sufficient buffering components along the property lines facing the two adjacent heritage properties such that there will be no impact related to acoustics or visibility in the proposed development.
- The Vibration Analysis and Impact Study, which will be included as part of the subsequent SPA process, is needed to address the vibration impact during the construction and provide sufficient measures to prevent any negative impact related to vibration during the construction on adjacent CHRs.
- No further mitigation measures are needed or proposed related to noise & shadow impacts.

To ensure the short-term sustainability and use of the CHRs as a valued built heritage resource, *AREA* recommends that the property owner of 2900 King St. E.:

- Continues to comply with the City Minimum Maintenance (Property Standards) Bylaw 10-221.⁴⁷

To ensure the long-term sustainability and use of the CHRs as a valued heritage resource, *AREA* recommends that:

- Camarro apply the recommended mitigation measures to reduce the impact from the proposed adjacent development through site landscaping;

This CHIA will form part of the OPA/ZBA application and will be delegated to Heritage Staff, the Hamilton Municipal Heritage Committee and ultimately Council as part of the planning review process.

⁴⁷ A City of Hamilton By-law No.10-221, Property Standards By-law. Access from: https://www.hamilton.ca/sites/default/files/media/browser/2018-09-24/property_standards_10-221_consolidated.pdf

8.0 APPENDICES

Appendix A: Bibliography & References

Appendix B: City of Stoney Creek, DBL Nos. 3419-91 & 5505-00

Appendix C: City of Hamilton Cultural Heritage Impact Assessment Guidelines

Appendix D: Cultural Heritage Comments Re Formal Consultation Meeting

Appendix E: Architectural Design Drawings & Shadow Studies, RAW Design Inc.

Appendix F: Landscape Drawings, Whitehouse Urban Design Inc.

Appendix G: Qualifications of *AREA* and Firm Members

Appendix A: Bibliography & References

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- 2020 *Stage 2 Archaeological Assessment of 2874, 2880 and 2900 King Street East and 6 Centennial Parkway*, Geographic Township of Saltfleet, Wentworth County, City of Hamilton, Archaeological Services Inc. ('ASI').
- 2020 *Stage 3 Archaeological Assessment of 2874, 2880 and 2900 King Street East and 6 Centennial Parkway*, Geographic Township of Saltfleet, Wentworth County, City of Hamilton, Archaeological Services Inc. ('ASI').

Appendix B: City of Stoney Creek, DBL Nos. 3419-91 & 5505-00



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2nd Floor - 77 Bay Street West
Toronto ON M7A 2R9

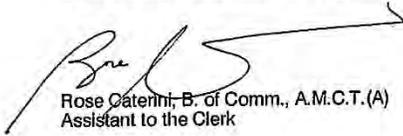
**Re: Designation of 77 King Street West
City of Stoney Creek**

Pursuant to Section 29 (6) of The Ontario Heritage Act, the Council of the City of Stoney Creek enacted the attached By-law No. 3419-91, designating 77 King Street West, as being of Architectural and Historical Value or Interest.

The said By-law was subsequently registered in the Land Registry office on October 11, 1991 as Instrument No. 099914.

A notice of the passing of said By-law will be published in the Stoney Creek News for three consecutive weeks commencing December 24, 1991.

If you require further information, please contact the undersigned.



Rose Caterini, B. of Comm., A.M.C.T.(A)
Assistant to the Clerk

Attachment

Copy to:

R. Marini, Director of Planning

RECEIVED
IN THE OFFICE
DEC 31 1991
ARCHITECTURE AND
PLANNING
HERITAGE BRANCH

Tel. (416) 643-1261 • 777 Highway No. 8, Box 9940, Stoney Creek ON L8G 4N9 • Fax (416) 643-6161

2

THE CORPORATION OF THE CITY OF STONEY CREEK

BY-LAW NO. 3419-91

**A BY-LAW TO DESIGNATE THE PROPERTY
KNOWN AS 77 KING STREET WEST
AS BEING OF ARCHITECTURAL AND
HISTORICAL VALUE OR INTEREST**

WHEREAS Section 29 of The Ontario Heritage Act, R.S.O., 1980, c. 337 authorizes the Council of the Municipality to enact By-laws to designate the property, including designated buildings and structures thereon, to be of architectural and historic value or interest; and

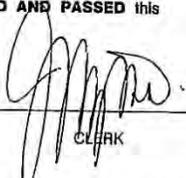
WHEREAS the Council of The Corporation of the City of Stoney Creek has caused to be served on the owners of the lands and premises known as The Battlefield House, The Battlefield Monument and The Battlefield Park, 77 King Street West, and upon the Ontario Heritage Foundation, notice of intention to designate the aforesaid real property and has caused such notice of Intention to be published in the same newspaper having general circulation in the municipality once for each of three consecutive weeks; and

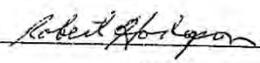
WHEREAS no notice of objection to the proposed designation has been served on the Clerk of the Municipality; and

NOW, THEREFORE, THE COUNCIL OF THE CORPORATION OF THE CITY OF STONEY CREEK ENACTS AS FOLLOWS:

1. There is designated as being of architectural and historical value or interest the designated property known as The Battlefield House, The Battlefield Monument and The Battlefield Park, 77 King Street West, more particularly described in Schedule "A" and Schedule "B" attached hereto and forming part of this By-law, save and except the band shell and accessory park structures used for the operation and maintenance of the park.
2. The City Solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule "A" attached hereto in the proper land registry office.
3. The Clerk is hereby authorized to cause a copy of this By-law to be served on the owner of the aforesaid property and on the Ontario Heritage Foundation and to cause notice of the passing of this By-law to be published in the same newspaper having general circulation in the municipality once for each of three consecutive weeks.

ENACTED AND PASSED this 27th day of August, 1991.


CLERK


MAYOR

Dated and passed by the Council of Stoney Creek, in its Regular Municipal Meeting of the City of Stoney Creek on the 27th day of August, 1991.

3

SCHEDULE 'A'

BY-LAW NO. 3419-91

**BATTLEFIELD HOUSE, MONUMENT AND PARK
77 KING STREET WEST**

Parcel B, Parcel C and Part of Parcel A, Registered Plan 1049 designated as Part 3, on Plan 62R-11773 and Part of Lot 26, Concession 4 (abstract as parcels 32 and 38, on Proposed Registrar's Compiled Plan Book H 262A) designated as Parts 1 and 2 on Plan 62R-11773 in the City of Stoney Creek (formerly Township of Saltfleet) in the Regional Municipality of Hamilton-Wentworth.

SCHEDULE 'B'BY-LAW NO. 3419-91**REASONS FOR DESIGNATION
BATTLEFIELD HOUSE, MONUMENT AND PARK
77 KING STREET WEST**

The Stoney Creek Battlefield Site and its environs is the most significant historical site in Stoney Creek. Because of its inherent archaeological value the entire site consisting of the Battlefield House, Monument and Park needs to be protected so as to preserve the integrity of archaeological and historical remains yet to be unearthed on the site. The designation also serves to ensure that the site's development is appropriate.

Battlefield House

Battlefield House was constructed about 1796, first as a rough-hewn log house, and later as a storey-and-a-half frame house, it was the home of the widow Mary Jones Gage and her two children, James and Elizabeth, who had journeyed to the area from New York State in 1790.

On June 5, 1813, the Gage residence was forced to become the headquarters for the invading American troops who had occupied the house. Generals Winder and Chandler and a force of several thousand U.S. soldiers marching toward the capital at York had camped there for the night. During the evening a 19 year old local lad, Billy Green, warned the British forces at Burlington Heights and successfully led a party of about 700 British regulars under the leadership of Col. John Harvey in a night attack on the U.S. troops.

In the ensuing skirmish both U.S. generals were captured and the invading forces put to flight as they retreated to Fort George. The Battle of Stoney Creek is regarded by many historians as a significant turning point in the War of 1812 as it marks the furthest extent of American advance into Upper Canada during the conflict.

At various times, Battlefield House has been funded by the Women's Wentworth Historical Society and the Niagara Parks Commission.

Stylistically the Battlefield House represents the Georgian colonial home. It is a two-storey frame structure of uncluttered design with symmetrically balanced windows and door openings. Atypical of the Georgian style are the twelve over twelve multi-paned sash windows with flat window heads. The steep roof, large chimney and verandah are other noteworthy features. Important to the preservation of the Battlefield House are the original features of all four facades, including the verandah, the original windows, shutters and doorways, the roof and chimneys.

Battlefield Monument

On June 6, 1913, the stone monument erected at the site by the Dominion Government to commemorate the 100th anniversary of the battle, was dedicated.

The monument is unique in Canada. It has a height of 30.5 meters and is constructed of Queenston limestone. The architect of the monument was Edward Rastrick of Hamilton and it is a copy of the Nelson Monument, Calton Hill, Edinburgh. It was completed in 1913. Important to the preservation of the monument are the original stone facades, entrances and windows. Also important to preservation is the interior stairway which allows visitors access to the top of the tower, as does the interior staircase.

THE CORPORATION OF THE CITY OF STONEY CREEK**BY-LAW NO. 5055-00****A BY-LAW TO DESIGNATE THE PROPERTY KNOWN AS
77 KING STREET WEST
(INCLUDING BATTLEFIELD HOUSE, PARK AND MONUMENT
TOGETHER WITH THE NASH-JACKSON HOUSE KNOWN AS "GRAND VIEW")
AS BEING OF ARCHITECTURAL AND
HISTORICAL VALUE OR INTEREST**

WHEREAS Section 29 of the *Ontario Heritage Act, R.S.O., 1990, c.O. 18*, authorizes the Council of a Municipality to enact by-laws to designate a property, including buildings and structures thereon, to be of architectural and historic value or interest; and

WHEREAS Battlefield House, Park and Monument have been so designated by By-law No. 3419-91, enacted and passed on August 27, 1991; and

WHEREAS such by-law was amended pursuant to By-law No. 4207-95, enacted and passed on April 25, 1995; and

WHEREAS the building known as the Nash-Jackson House has been acquired by the Corporation of the City of Stoney Creek (the "Corporation") and has been relocated to Battlefield Park; and

WHEREAS the Council of the Corporation wishes to designate the Nash-Jackson House as being of architectural and historical value; and

WHEREAS the Corporation is already the owner of the Nash-Jackson House, has caused notice of intention to so designate the Nash-Jackson House to be served upon the Ontario Heritage Foundation, and has caused such notice of intention to be published on one occasion in a newspaper having general circulation in the Municipality; and

WHEREAS no notice of objection to the proposed designation has been served on the Clerk of the Municipality; and

NOW, THEREFORE, THE COUNCIL OF THE CORPORATION OF THE CITY OF STONEY CREEK ENACTS AS FOLLOWS:

1. There is designated as being of architectural and/or historical value or interest the real property known as Nash-Jackson House, situated upon premises more particularly described in Schedule "A" attached hereto, for the reasons as set out in Schedule "B" also attached hereto.
2. The City Solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule "A" attached hereto in the proper land registry office.
3. The Clerk is hereby authorized to cause a copy of this By-law to be served on the owner of the aforesaid property and on the Ontario Heritage Foundation and to cause notice of the passing of this By-law to be published on one occasion in a newspaper having general circulation in the Municipality.

- 2 -

4. The designation established by this By-law is in addition to the designation established by By-law No. 3419-91 as amended by By-law No. 4207-95.

ENACTED AND PASSED this 25th day of, January 2000.


CLERK


MAYOR

- 3 -

SCHEDULE "A"

BY-LAW NO 5055-00

DESCRIPTION OF LANDS

77 King Street West

**(Including Battlefield House, Park and Monument
together with the
Nash-Jackson House known as "Grand View")**

Parcel B, Parcel C and Part of Parcel A, Registered Plan 1049 designated as Part 3, on Plan 62R-11773 and Part of Lot 26, Concession 4 (abstract as parcels 32 and 38, on Proposed Registrar's Compiled Plan Book H262A) designated as Parts 1 and 2 on Plan 62R-11773 in the City of Stoney Creek (formerly Township of Saltfleet) in the Regional Municipality of Hamilton-Wentworth.

- 4 -

SCHEDULE "B"**BY-LAW NO** 5055-00**REASONS FOR DESIGNATION****77 King Street West****(Including Battlefield House, Park and Monument
together with the
Nash-Jackson House known as "Grand View")**

The Nash-Jackson House, known as "Grand View", represents a significant part of the history of the Township of Saltfleet and provides insight into two of the earliest families of the area. This house was moved from its original site at the north-east corner of King Street East and Nash Road in the City of Hamilton (within property formerly known as Lots 26, 27 and 28, Concession 3, Saltfleet Township) on November 7, 1999 to Battlefield Park in order to preserve it.

The house, as it is today, was built in 1818 or 1819 in grand Georgian style which was favoured during this period. The Classical Revival porticos were installed about 1930.

William Gage Sr. (1744-1820) and Susannah Jones Gage (1751-1821) emigrated to Upper Canada circa 1789 and probably took up residence and began improvements upon Lots 26, 27 and 28, Concession 3, Saltfleet Township about that time. On July 8, 1794, William was granted title to those 600 acres. A small wooden structure was built on the site about this time but was removed in the early 1900s.

Susannah's sister, Mary, arrived in Upper Canada about 1790 with her two children James and Elizabeth and received a land grant for the present day site of Battlefield House.

Samuel Nash Sr. (1777-1850) arrived in Upper Canada about 1800 and in 1810 he married Susannah Gage (1788-1833). Based on the Census Record for 1819 it appears that the present Georgian style home was constructed about 1818 or 1819 by Samuel Nash.

Samuel and Susannah had two sons and four daughters. Samuel Nash Jr. (1822-1892) married Anna Catherine Munn (1830-1909) in 1850 and occupied the house with their five sons and four daughters. During the 1870s or 1880s a one and a half storey structure was added to the eastern portion of the house and the multi-pane windows in the main house were replaced by simpler ones.

After his father's death, Joseph Williamson Nash (1859-1925) married Catherine Elizabeth Macdonald and occupied the house along with his mother and his sister Ada Nash. Anna and Ada lived in the west half of the house while Joseph and Catherine occupied the east wing along with their only daughter Jennie Leone (1900-1996). With the death of Anna Nash in 1909, the original dwelling/kitchen was demolished and replaced with a two-storey porch.

In 1927 Jennie Leone Nash married Angus Jackson and occupied the house with their three children Catherine Rosemary, Roger Nash and Owen Angus. About 1930 the 'gingerbread' porches at the front of the house were replaced by the Classical Revival

- 5 -

porticos that exist today. Jennie Leone Jackson continued to occupy the home until her death. The house was then donated to the City of Stoney Creek.

Important to the preservation are the brick chimneys at the east and west gables of the main house, the bevel siding and shutters, as well as the porticoes, entrance doors and sidelights at the main entrance and east wing addition.

Appendix C: City of Hamilton Cultural Heritage Impact Assessment Guidelines



Development Planning, Heritage and Design Section
Planning Division
Planning and Economic Development Department

Hamilton

CULTURAL HERITAGE IMPACT ASSESSMENT GUIDELINES

1.0 PURPOSE

A Cultural Heritage Impact Assessment (CHIA) is a report that documents a clear and traceable evaluation of the effects of a proposed new development or redevelopment on cultural heritage resources and/or their setting. If there are demonstrated adverse effects, the CHIA must describe the means by which the adverse effects can be minimized, mitigated or avoided. The primary goal of a CHIA is to ensure that the cultural heritage value of the property is conserved.

Under the Urban Hamilton Official Plan (UHOP) and Rural Hamilton Official Plan (RHOP), a CHIA shall be required where the proposed development, site alteration, or redevelopment of lands has the potential to adversely affect the following cultural heritage resources through displacement or disruption:

- Properties designated under any part of the *Ontario Heritage Act* or adjacent to properties designated under any part of the *Ontario Heritage Act*;
- Properties that are included in the City of Hamilton's Municipal Heritage Register or *adjacent* to properties included in the Register;
- A registered or known archaeological site or areas of archaeological potential;
- Any area for which a cultural heritage conservation plan statement has been prepared; or,
- Properties that comprise or are contained within cultural heritage landscapes that are included in the City of Hamilton's Municipal Heritage Register.

The UHOP and RHOP also identify that CHIA reports may be required where the proposed development, site alteration, or redevelopment of lands has the potential to adversely affect properties listed on the City's Inventory of Heritage Buildings.

The UHOP also identifies that there may be cultural heritage properties that are not yet included in the City's Municipal Heritage Register, nor designated under the *Ontario Heritage Act*, but have cultural heritage interest. The City shall ensure these non-designated and non-registered cultural heritage properties are identified, evaluated, and appropriately conserved.

New development, site alteration or redevelopment may create disturbances or disruptions including, but not limited to:

Last Revision: August 2020

City of Hamilton: Cultural Heritage Impact Assessment Guidelines

- Demolition, removal, or any other damaging effects to buildings or structures of cultural heritage value or interest;
- Disruption of the setting, context, landscape or layout of the cultural heritage resource; and,
- Development of lands adjacent to cultural heritage resources that is not sympathetic to the adjacent property's cultural heritage attributes.

2.0 CONTENT

Planning staff will inform the proponent during the Formal Consultation phase of any development application, whether the submission of a CHIA will be required prior to the submission of any subsequent applications under the *Planning Act*. The Assessment shall be undertaken by a qualified professional with demonstrated expertise in cultural heritage assessment, mitigation and management, excluding the project architect or any other professional with a stake in the development, and shall contain the following:

1. Introduction to the Development / Project

- a. A location plan showing and describing the contextual location of the site.
- b. An existing site plan, current floor plans of built structures where appropriate.
- c. A concise written and visual description of the site identifying significant features, buildings, landscapes and views including any yet unidentified potential cultural heritage resources and making note of any heritage recognition of the property (ie. National Historic Site, Municipal Designation, etc.).
- d. A concise written and visual description of the context including adjacent properties and their recognition (as above) and any yet unidentified potential cultural heritage resource(s).
- e. Present owner and contact information.

2. Background Research and Analysis

For the subject property:

- a. Comprehensive written and visual research and analysis of the cultural heritage value or interest of the site (both identified and not yet identified): physical or design, historical or associative, and contextual.
- b. Development history of the site including original construction, additions, and alterations with substantiated dates of construction; and,
- c. Relevant research material, including historic maps, drawings, photographs, sketches/renderings, permit records, land records, assessment rolls, Vernon's directories, etc.

For adjacent properties:

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City of Hamilton: Cultural Heritage Impact Assessment Guidelines

- d. Concise written and visual research and analysis of the cultural heritage value or interest of the adjacent properties, predominantly physical or design and contextual value.

3. Statement of Significance

- a. A Statement of Cultural Heritage Value or Interest identifying the cultural heritage attributes. This statement will be informed by current research and analysis of the site as well as pre-existing heritage descriptions. This statement is to follow the provincial guidelines set out in the *Ontario Heritage Tool Kit*. The statement of cultural heritage value or interest will be written in a way that does not respond to or anticipate any current or proposed interventions. The City may, at its discretion and upon review, reject or use the statement of cultural heritage value or interest, in whole or in part, in crafting its own statement of cultural heritage value or interest (Reasons for including on Register or Designation) for the subject property.

4. Description of Proposed Development or Site Alteration

- a. A written and visual description of the proposed development or site alteration, including a proposed site plan, proposed building elevations, and proposed interior plans, where applicable.

5. Impact of Proposed Development or Site Alteration

- a. Description of the negative impacts upon the cultural heritage resource(s) by the proposed development or site alteration as identified in the Ontario Heritage Tool Kit, including but not limited to:
 - i. Destruction of any, or part of any, significant heritage attributes or features;
 - ii. Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;
 - iii. Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature or plantings, such as a garden;
 - iv. Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;
 - v. Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;
 - vi. A change in land use (such as rezoning a church to a multi-unit residence) where the change in use negates the property's cultural heritage value; and,

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City of Hamilton: Cultural Heritage Impact Assessment Guidelines

- vii. Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource, including archaeological resources.

6. Alternatives or Mitigation Measures

- a. A description of the alternatives or mitigation measures necessary to mitigate the adverse impacts of the development and/or site alteration upon the cultural heritage resource(s), including:
 - i. The means by which the existing cultural heritage resources shall be integrated within the proposed development and/or site alteration; and,
 - ii. The manner in which commemoration of cultural heritage resources to be removed shall be incorporated within the proposed development and/or site alteration.

7. Conservation Strategy

- a. The preferred strategy recommended to best protect and enhance the cultural heritage value and heritage attributes of the on-site and adjacent cultural heritage resource(s) including, but not limited to:
 - i. A mitigation strategy including the proposed methods;
 - ii. A conservation scope of work including the proposed methods; and
 - iii. An implementation and monitoring plan.
 - iv. Recommendations for additional studies/plans related to, but not limited to: conservation; site specific design guidelines; interpretation/commemoration; lighting; signage; landscape; stabilization; additional record and documentation prior to demolition; and long-term maintenance.
 - v. Referenced conservation principles and precedents.

8. Cited Materials

- a. Any photographic records, maps, or other documentary materials found during the historical research of the property as well as present-day photographs taken during research; and,
- b. A detailed list of cited materials.

Any required CHIA report shall be submitted for review by Planning staff and the Hamilton Municipal Heritage Committee prior to acceptance of the report as being complete or the clearance of any conditions on any development approvals.

Last Revision: August 2020

City of Hamilton: Cultural Heritage Impact Assessment Guidelines

2.1 SCOPED ASSESSMENTS

At the discretion of Planning staff, the content of a CHIA may be scoped as follows:

- a) Where it has been adequately demonstrated that the conservation, rehabilitation and reuse of cultural heritage resources that have not yet been included in the City's Municipal Heritage Register, nor designated under the *Ontario Heritage Act*, is not viable, the City may require that the affected resources be thoroughly documented for archival purposes at the expense of the applicant prior to demolition or removal.
- b) Where cultural heritage resources may be affected and staff is of the opinion that the potential impacts will be minor, the discussion of impacts to cultural heritage resources may be integrated into an Urban Design Brief or Urban Design Study.

Note: Where a property is designated under Part IV or Part V of the Ontario Heritage Act, a Heritage Permit is required to be submitted prior to the issuance of a Building Permit. Accordingly, Planning staff recommend that the proponent consults with staff following the submission of a Formal Consultation application to determine the appropriate course of action to proceed with the proposal.

Last Revision: August 2020

Appendix D: Cultural Heritage Comments Re Formal Consultation Meeting



Hamilton

Planning and Economic
Development Department

Memorandum

To: Daniel Barnett, Planner II, Urban Team

From: Chelsey Tyers, Cultural Heritage Planner

Date: May 3, 2018 **File:** FC-18-043

Subject: Cultural Heritage Comments Regarding Formal Consultation Meeting Application by Kyle Camarro for Lands Located at 2874, 2880, and 2900 King Street East, Hamilton (Ward 5)

Archaeology:

The subject property meets six (6) of the ten criteria used by the City of Hamilton and Ministry of Tourism, Culture and Sport for determining archaeological potential:

- 1) Within 250 metres of known archaeological sites;
- 2) Within 300 metres of a primary watercourse or permanent waterbody, 200 metres of a secondary watercourse or seasonal waterbody, or 300 metres of a prehistoric watercourse or permanent waterbody;
- 3) Local knowledge associates areas with historic events/activities/occupations;
- 4) In an area of sandy soil in areas of clay or stone;
- 5) In the vicinity of distinctive or unusual landforms; and
- 6) Along historic transportation routes

These criteria define the property as having archaeological potential. Accordingly, Section 2 (d) of the *Planning Act* and Section 2.6.2 of the Provincial Policy Statement apply and Staff require that an Archaeological Assessment be completed and submitted with any future application.

(CT/GM 2018-04-24)

Built Heritage:

The subject property is located adjacent to 77 King Street West, the Battlefield House Museum and Park, a property designated under Part IV of the *Ontario Heritage Act* and a "protected heritage property" under the Provincial Policy Statement, and the Stoney

Subject: Cultural Heritage Comments Regarding Formal Consultation Meeting Application by Kyle Camarro for Lands Located at 2874, 2880, and 2900 King Street East, Hamilton (Ward 5)

May 3, 2018
Page 2 of 3

Creek Cemetery located at 2860 King Street East. Accordingly, Section 2.6.3 of the Provincial Policy Statement applies as follows:

Development and site alteration may be permitted on adjacent lands to protected heritage property where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

Mitigative measures and/or alternative development approaches may be required in order to conserve the heritage attributes of the protected heritage property affected by the adjacent development or site alteration.

Accordingly, the following sections of the Urban Hamilton Official Plan, Volume 1, apply:

B.3.4.1.3 "Ensure that all new *development, site alterations*, building alterations, and additions are contextually appropriate and maintain the integrity of all on-site or *adjacent cultural heritage resources*." and,

B.3.4.2.1(g) "Ensure the conservation and protection of *cultural heritage resources* in planning and development matters subject to the *Planning Act* either through appropriate planning and design measures or as conditions of development approvals."

The proponent proposes to construct a mixed used development consisting of one 18storey tower and one 20 storey tower connected by a four storey podium.

Section B.3.4.2.12 of the Urban Hamilton Official Plan, Volume 1, states that a *Cultural Heritage Impact Assessment* shall be required by the City and submitted prior to or at the time of any application submission pursuant to the *Planning Act* where the proposed *development, site alterations, or redevelopment* of lands (both public and private) has the potential to adversely affect the following *cultural heritage resources* through displacement or disruption:

- a) Properties designated under any part of the *Ontario Heritage Act* or *adjacent* to properties designated under any part of the *Ontario Heritage Act*;

Staff are of the opinion that the subject application may affect the heritage attributes of the protected heritage property.

Cultural Heritage Impact Assessments (CHIA) are used to evaluate potential development and site alteration of cultural heritage resources and demonstrate how the

Subject: Cultural Heritage Comments Regarding Formal Consultation Meeting Application by Kyle Camarro for Lands Located at 2874, 2880, and 2900 King Street East, Hamilton (Ward 5)

May 3, 2018
Page 3 of 3

heritage attributes of the on-site and adjacent heritage resources will be conserved through mitigative measures and/or alternative development approaches as required.

CHIA reports shall be prepared in conformity with the City's Heritage Impact Assessment guidelines and shall be submitted for review by Planning staff and the Hamilton Municipal Heritage Committee prior to acceptance of the report as being complete or the clearance of any conditions on any development approvals.

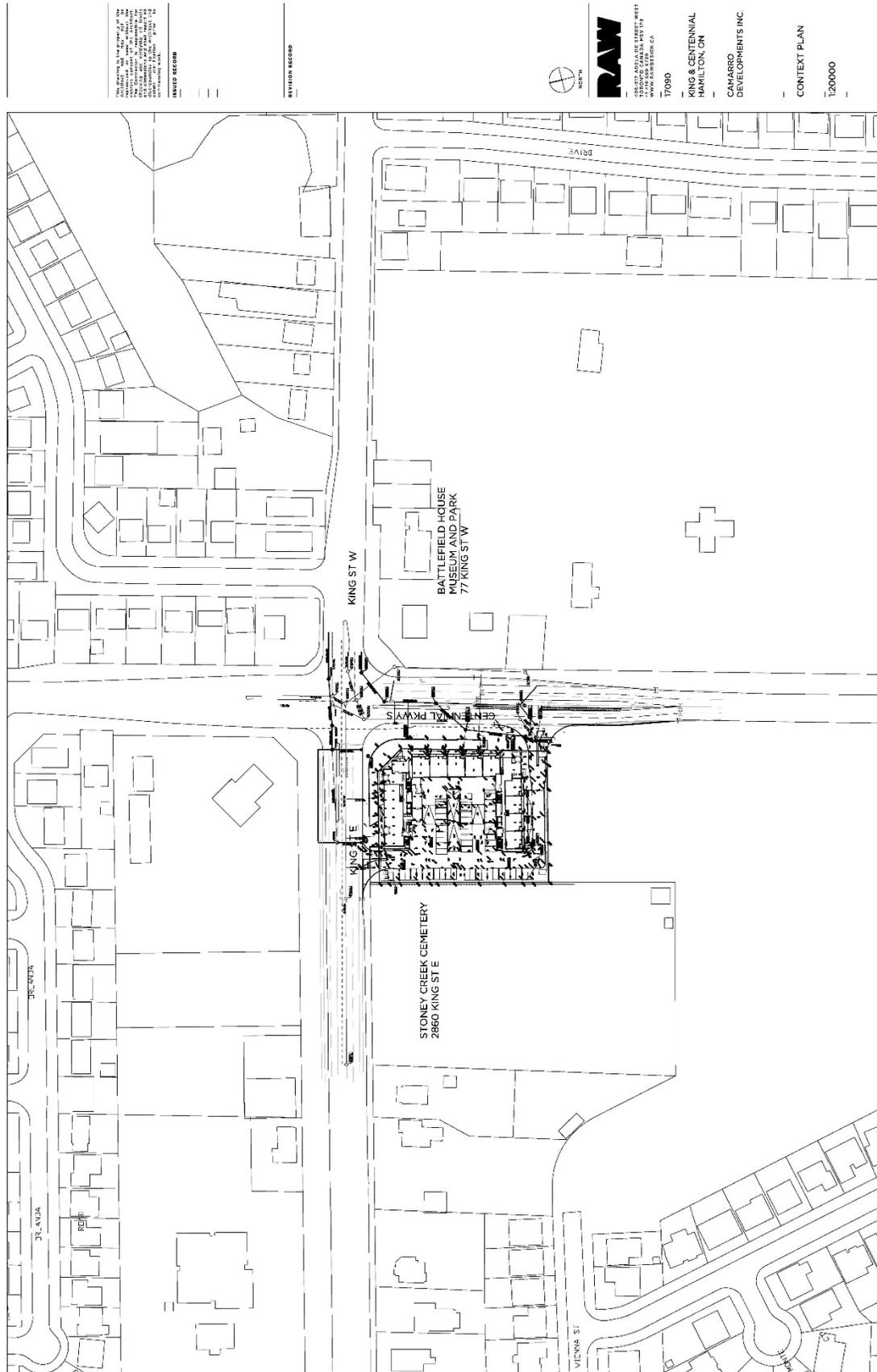
The Heritage Impact Assessment will also be forwarded to the Policy and Design Working Group of the Hamilton Municipal Heritage Committee for their review and comment prior to acceptance of the report as being complete or the clearance of any conditions on any development approvals.

Prior to any site plan approvals, staff require the following condition:

- 1) That the applicant submit and implement a Cultural Heritage Impact Assessment to the satisfaction and approval of the Manager of Development Planning, Heritage and Design prior to any site plan approval.
- 2) Any recommendations for alternatives or mitigative measures coming out of the Cultural Heritage Impact Assessment shall be included as conditions of future development applications.

(CT/GM 2018-05-03)

Appendix E: Architectural Design Drawings & Shadow Studies, RAW Design Inc.



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REVISION RECORD



RAW

2800 OAKDALE STREET WEST
SUITE 100
HAMILTON, ONTARIO L8N 3K1
WWW.RAWCONSULTING.COM

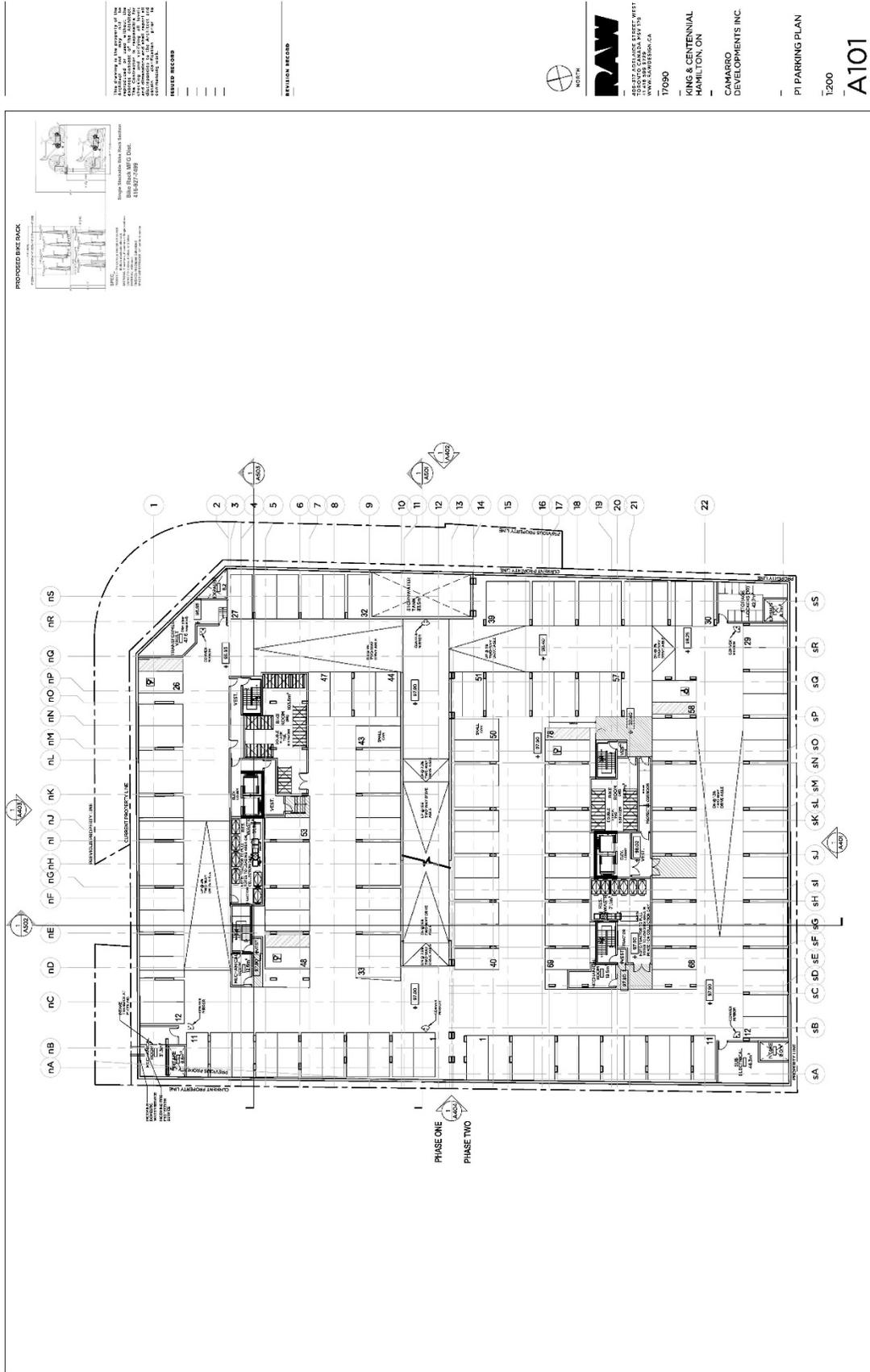
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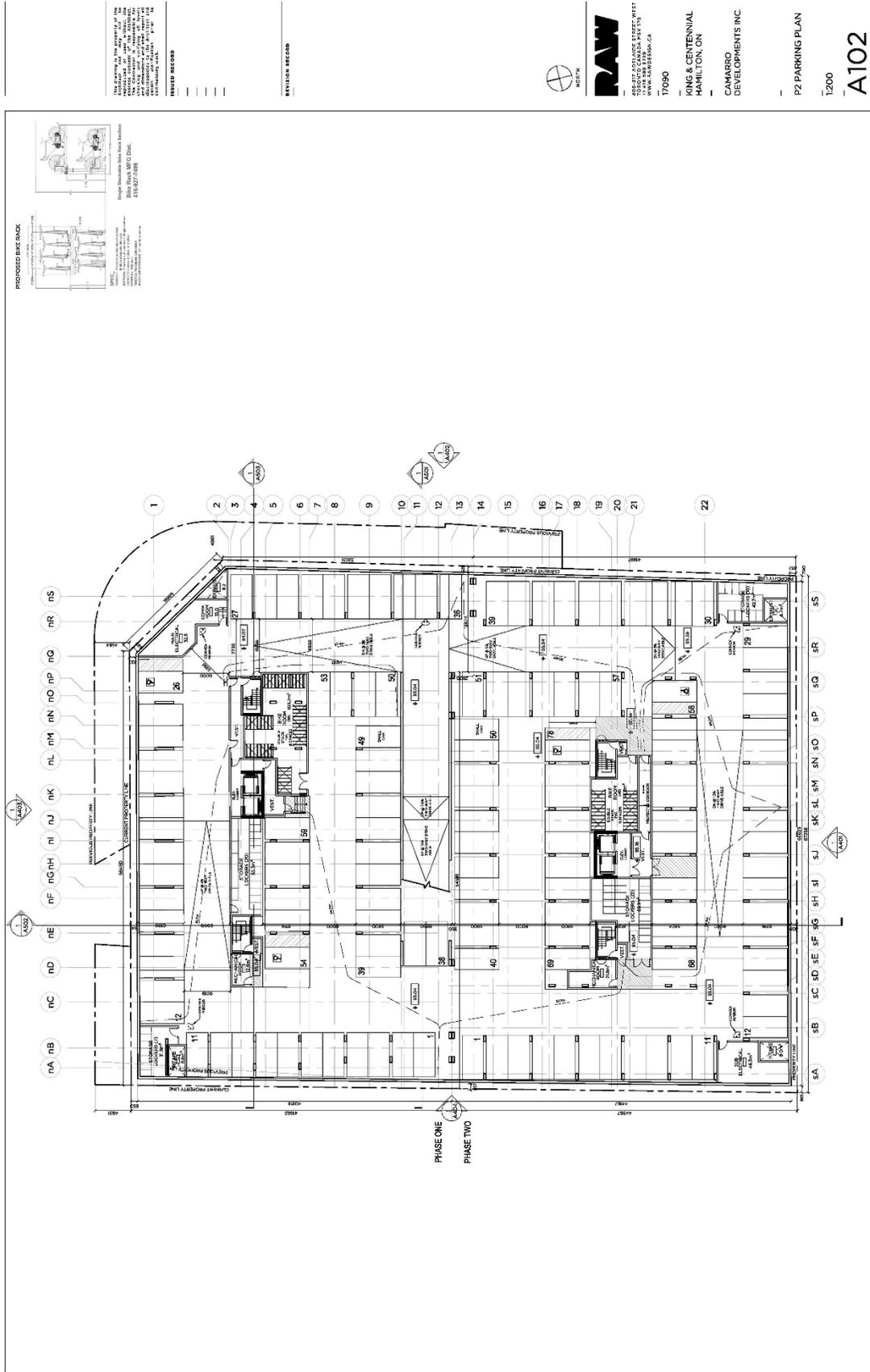
KING & CENTENNIAL
HAMILTON, ON

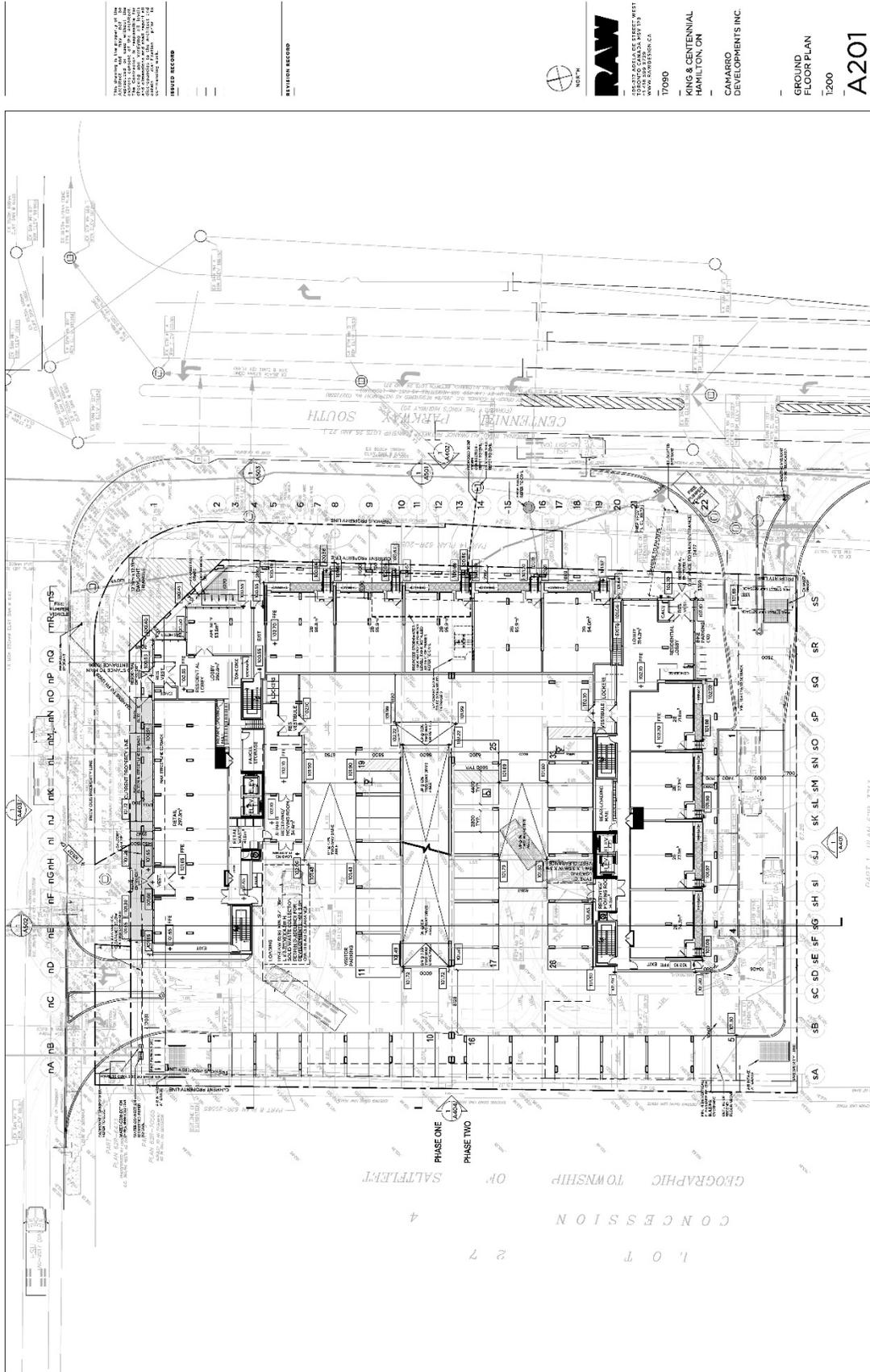
CAMARRO
DEVELOPMENTS INC.

CONTEXT PLAN

1:20000







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REVISION RECORD



RAW
REGISTERED ARCHITECT
1000 COLLEGE STREET WEST
SUITE 200
WATERLOO, ONTARIO N2L 2K6
WWW.RASCHECKLER.COM

7090
KING & CENTENNIAL
HAMILTON, ON

CAMARRO
DEVELOPMENTS INC.

GROUND
FLOOR PLAN
1:200

A201

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RAW
ARCHITECTS

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TORONTO, ONTARIO M5E 1B5
WWW.RASCHECKLER.COM

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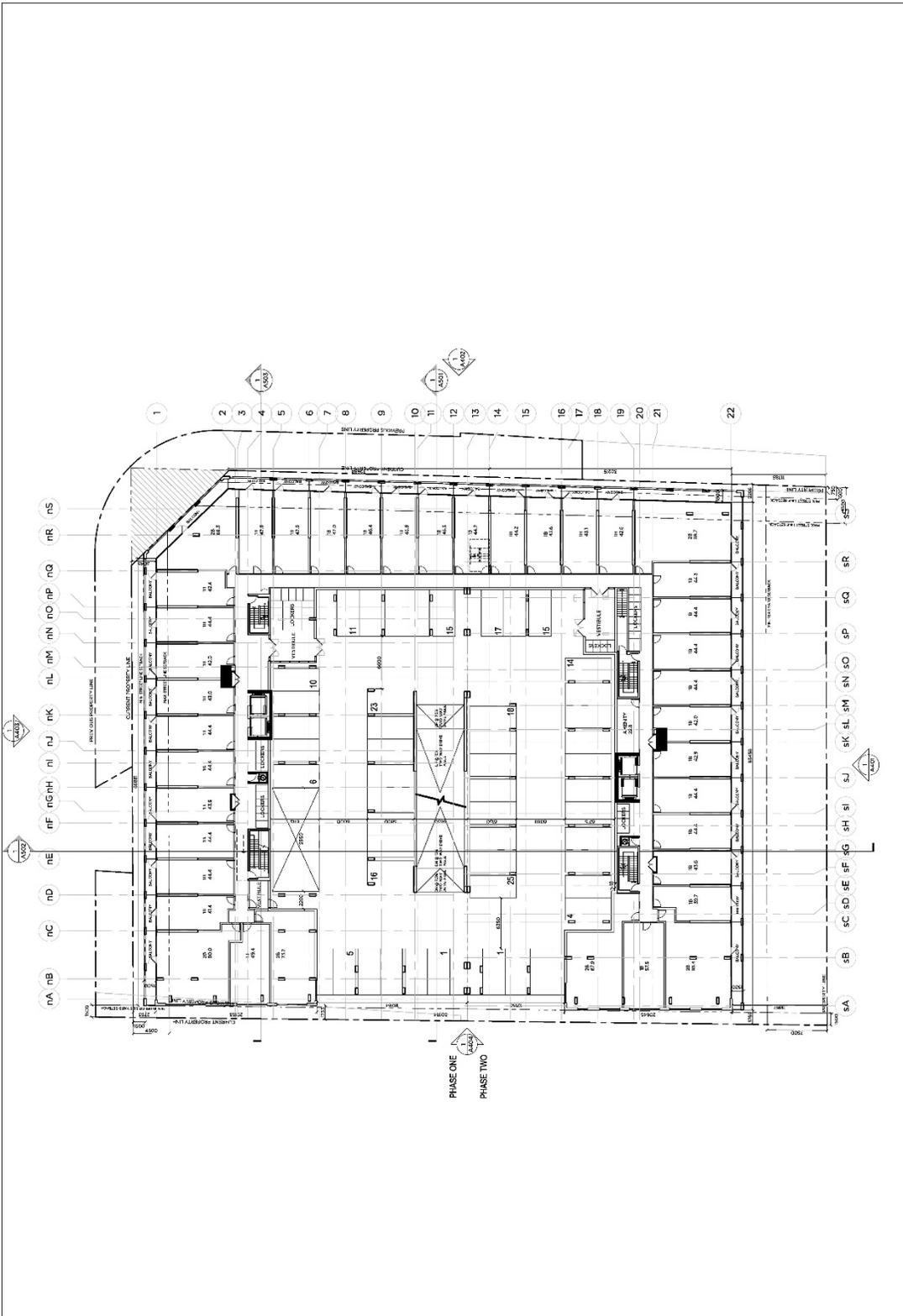
KING & CENTENNIAL
HAMILTON, ON

CANARRO
DEVELOPMENTS INC.

2ND FLOOR PLAN

1:200

A202



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REVISION RECORD

NO. DESCRIPTION

RAW
ARCHITECTS

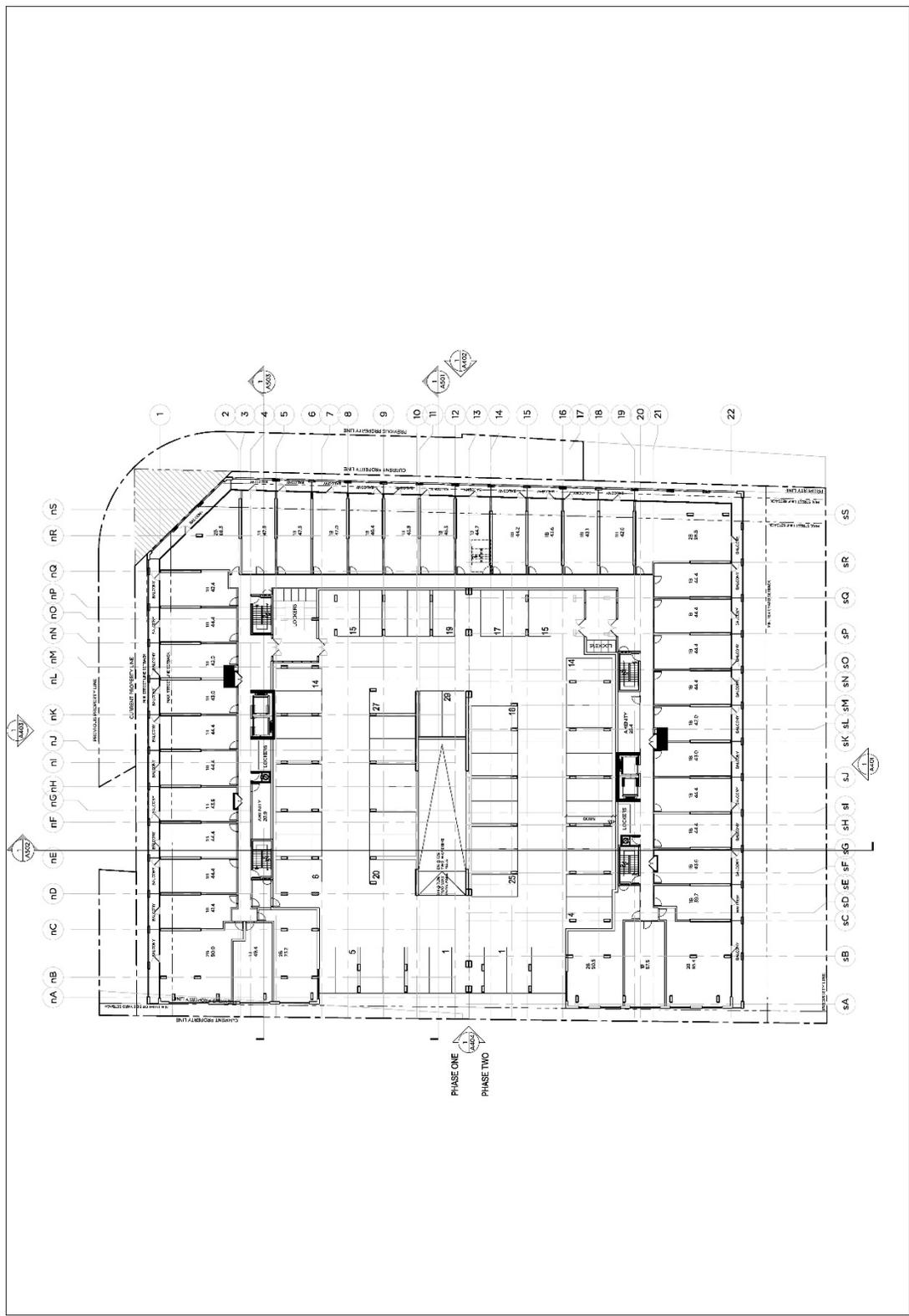
1 TORONTO ST. TORONTO, ONT. M5E 1B5
416-593-9393
WWW.RASCHECKLER.COM

T0980

KING & CENTENNIAL
HAMILTON, ON

CAMARRO
DEVELOPMENTS INC.

3RD FLOOR PLAN
1:200
A203



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REVISION RECORD

REVISION RECORD



RAW
REGISTERED ARCHITECTS

1 TORONTO OFFICE: 100 KING ST. W. TORONTO, ONT. M5X 1C4
1 MISSISSAUGA OFFICE: 1000 SHEPPARD AV. E. MISSISSAUGA, ONT. L4X 1L3

T0980

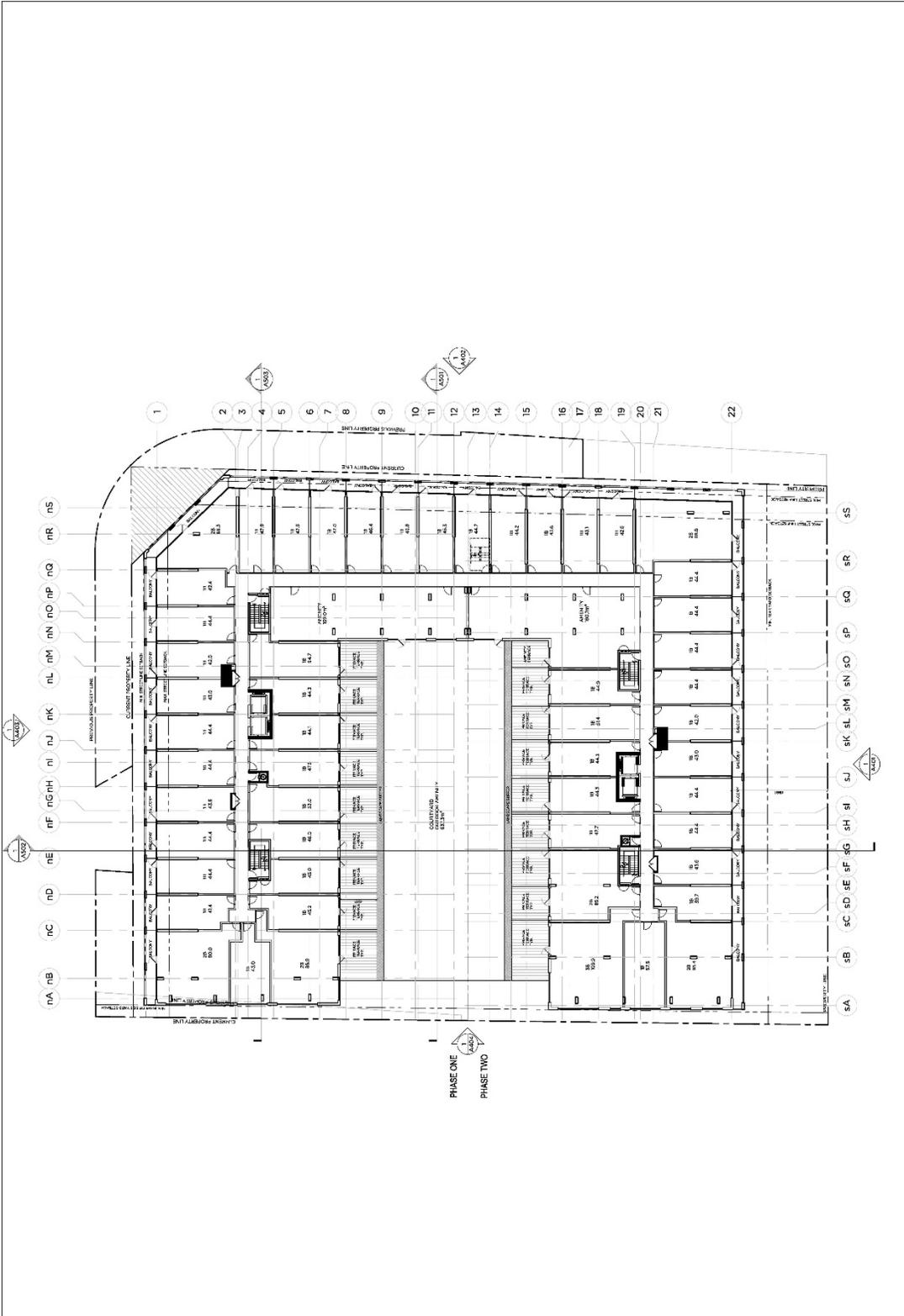
KING & CENTENNIAL
HAMILTON, ON

CAMARRO
DEVELOPMENTS INC.

4TH FLOOR PLAN

1:200

A204



Architects Rasch Eckler Associates Ltd.
Project No. 21-688

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REVISION RECORD

REVISION RECORD



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TORONTO, ONTARIO M5X 1C7
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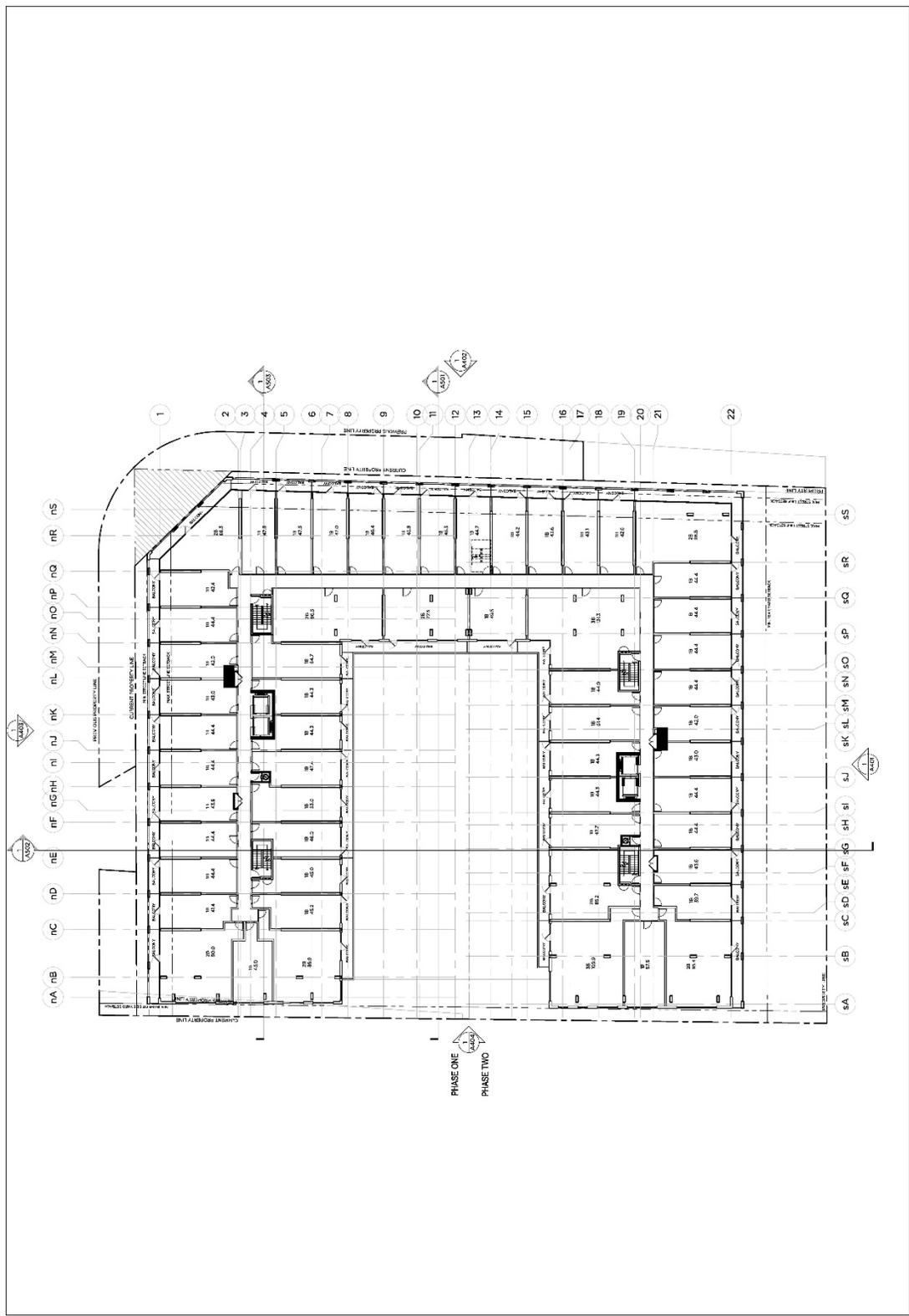
KING & CENTENNIAL
HAMILTON, ON

CAMARRO
DEVELOPMENTS INC.

5TH FLOOR PLAN

1:200

A205



Architects Rasch Eckler Associates Ltd.
Project No. 21-688

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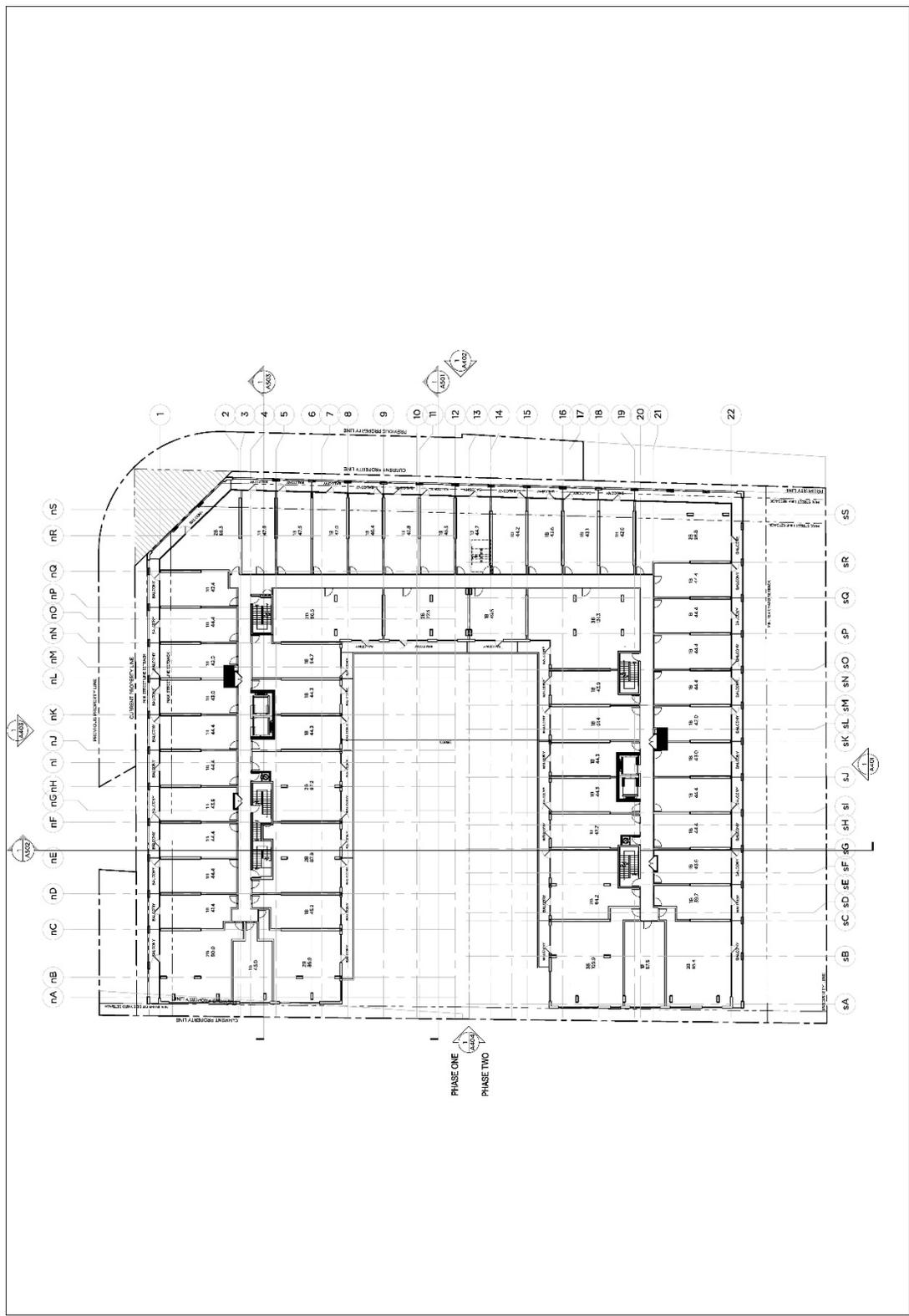
REVISION RECORD

REVISION RECORD

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1 TORONTO PLACE, SUITE 100
TORONTO, ONTARIO M5E 1B5
WWW.RASCHECKLER.COM

T0980
KING & CENTENNIAL
HAMILTON, ON
CAMARRO
DEVELOPMENTS INC.

6TH FLOOR PLAN
1:200
A206



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REVISION RECORD

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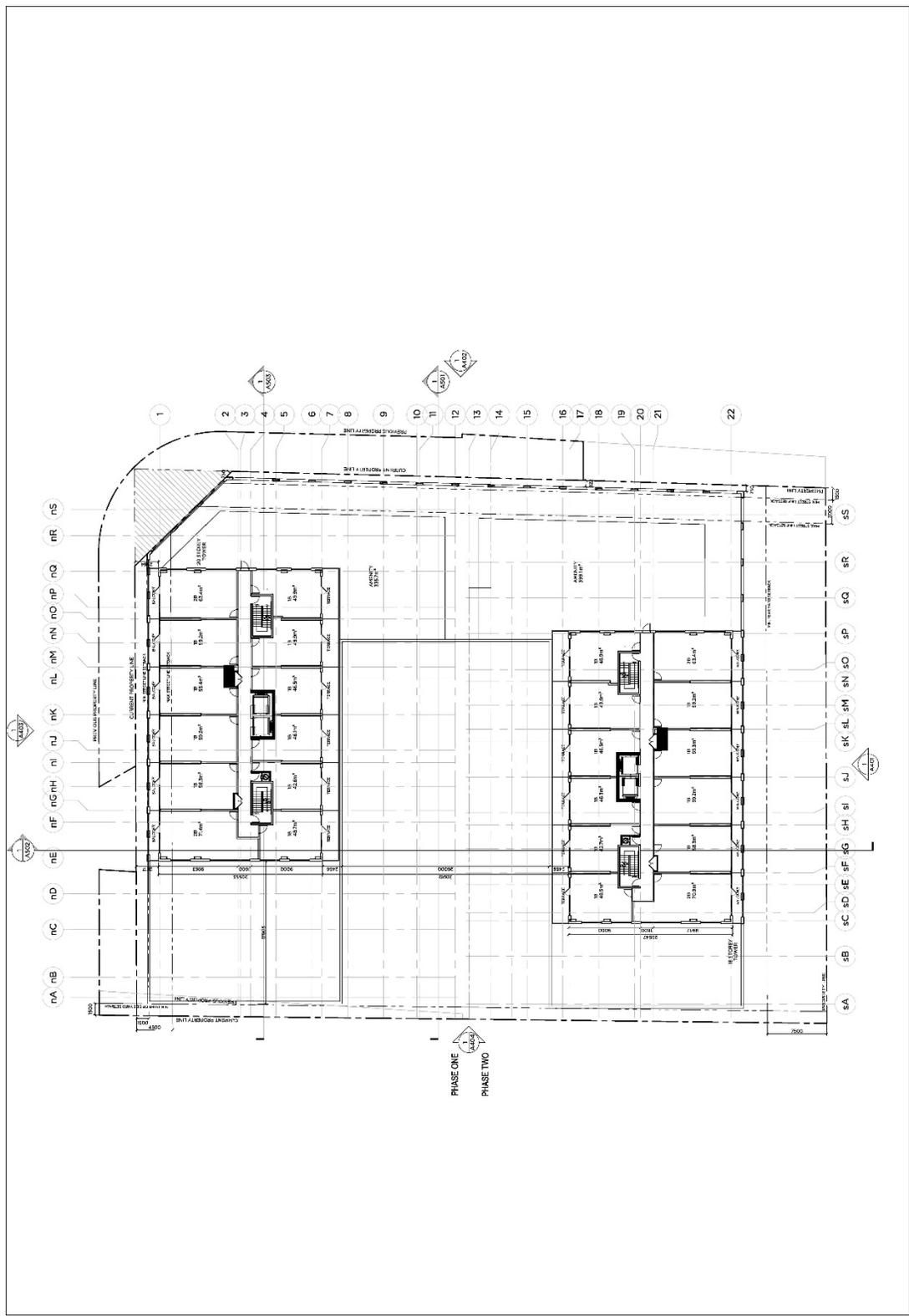
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100 KING ST. W. 11TH FLOOR
TORONTO, ONTARIO M5X 1C4
WWW.RAWARCHITECTS.COM

T0980

KING & CENTENNIAL
HAMILTON, ON

CAMARRO
DEVELOPMENTS INC.

7TH FLOOR PLAN &
PODIUM ROOF PLAN
1:200
A207



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REVISION RECORD

NO. DESCRIPTION



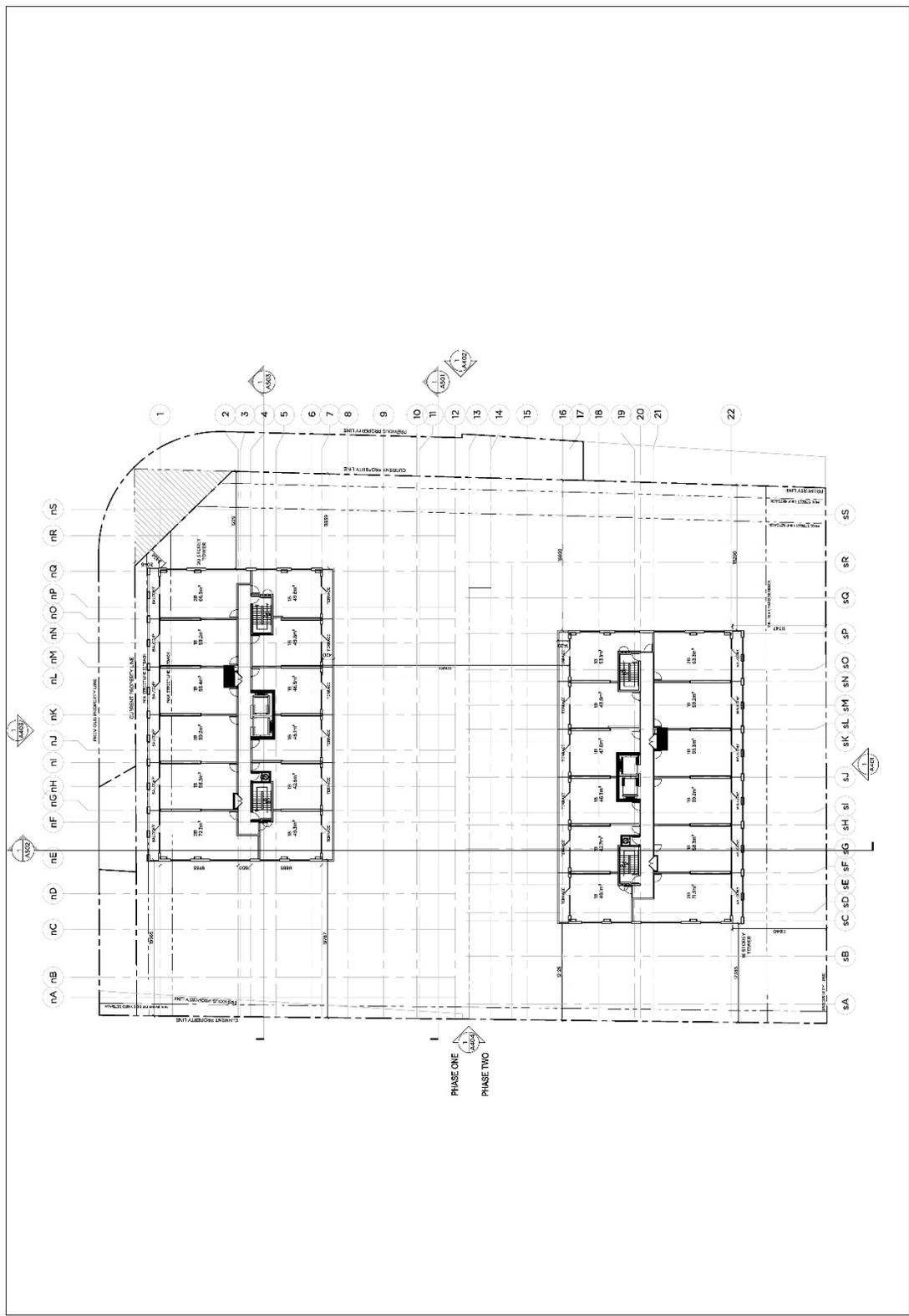
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TORONTO, ONTARIO M5X 1C7
WWW.RAWARCHITECTS.COM

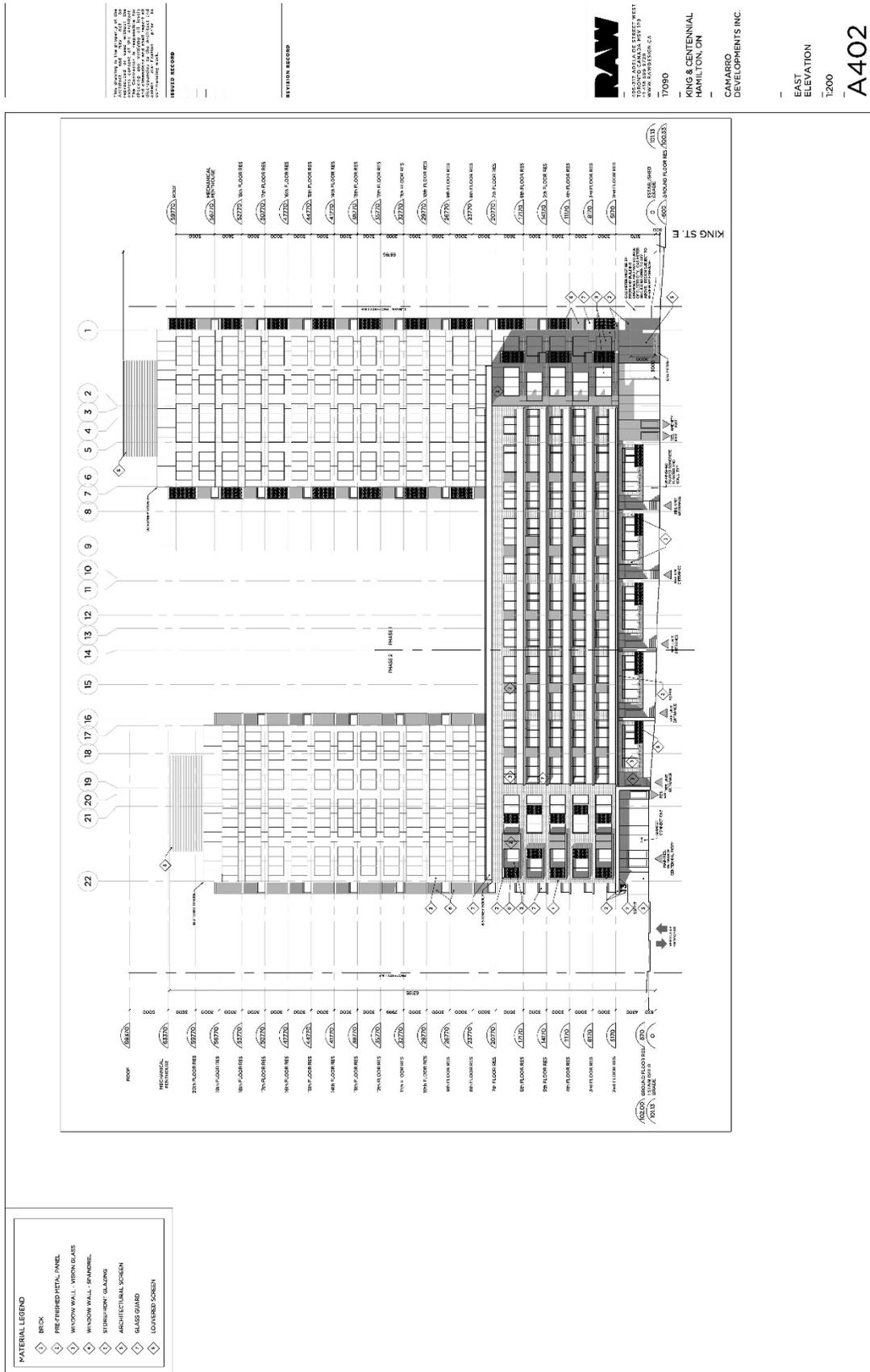
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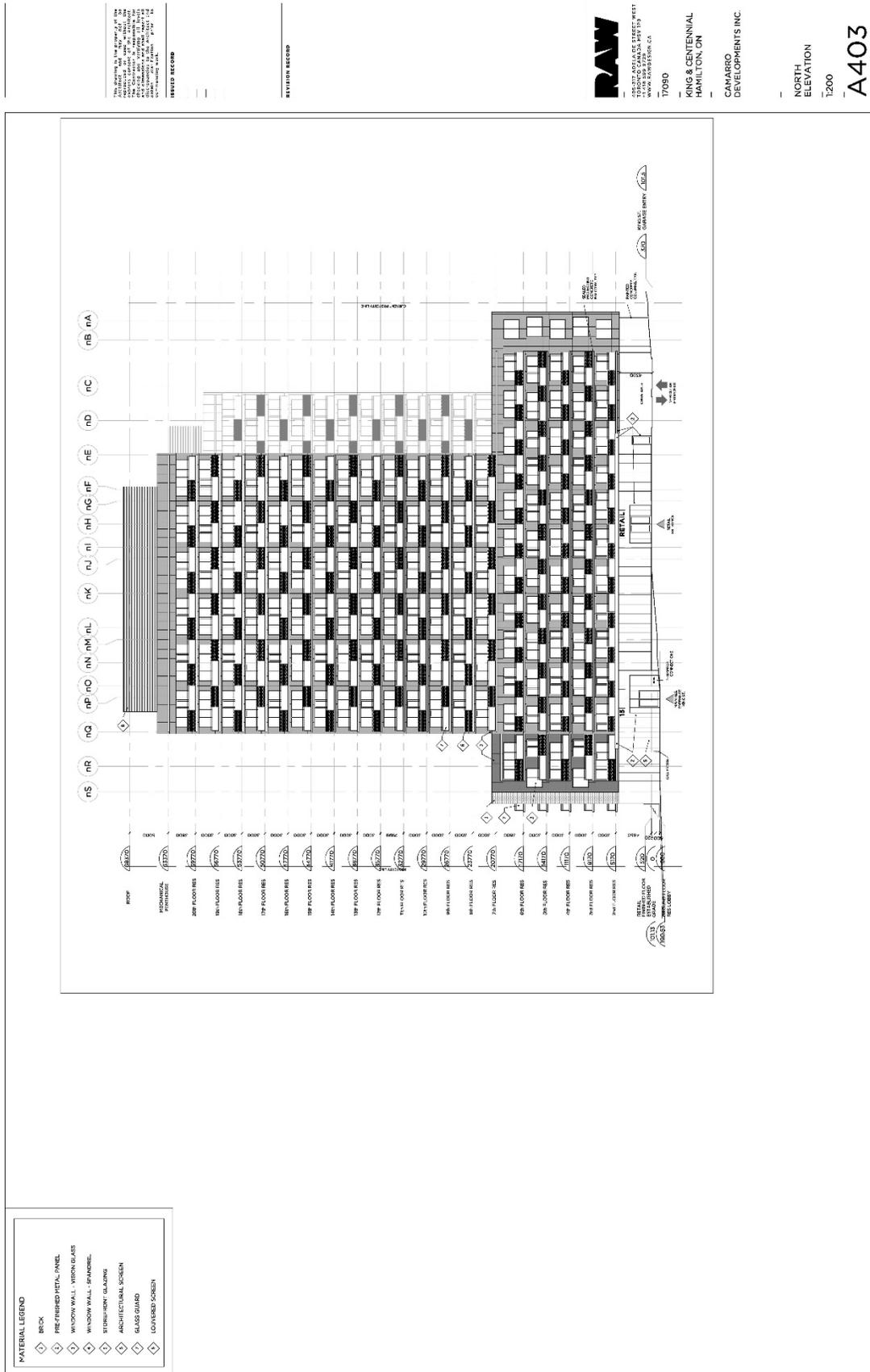
KING & CENTENNIAL
HAMILTON, ON

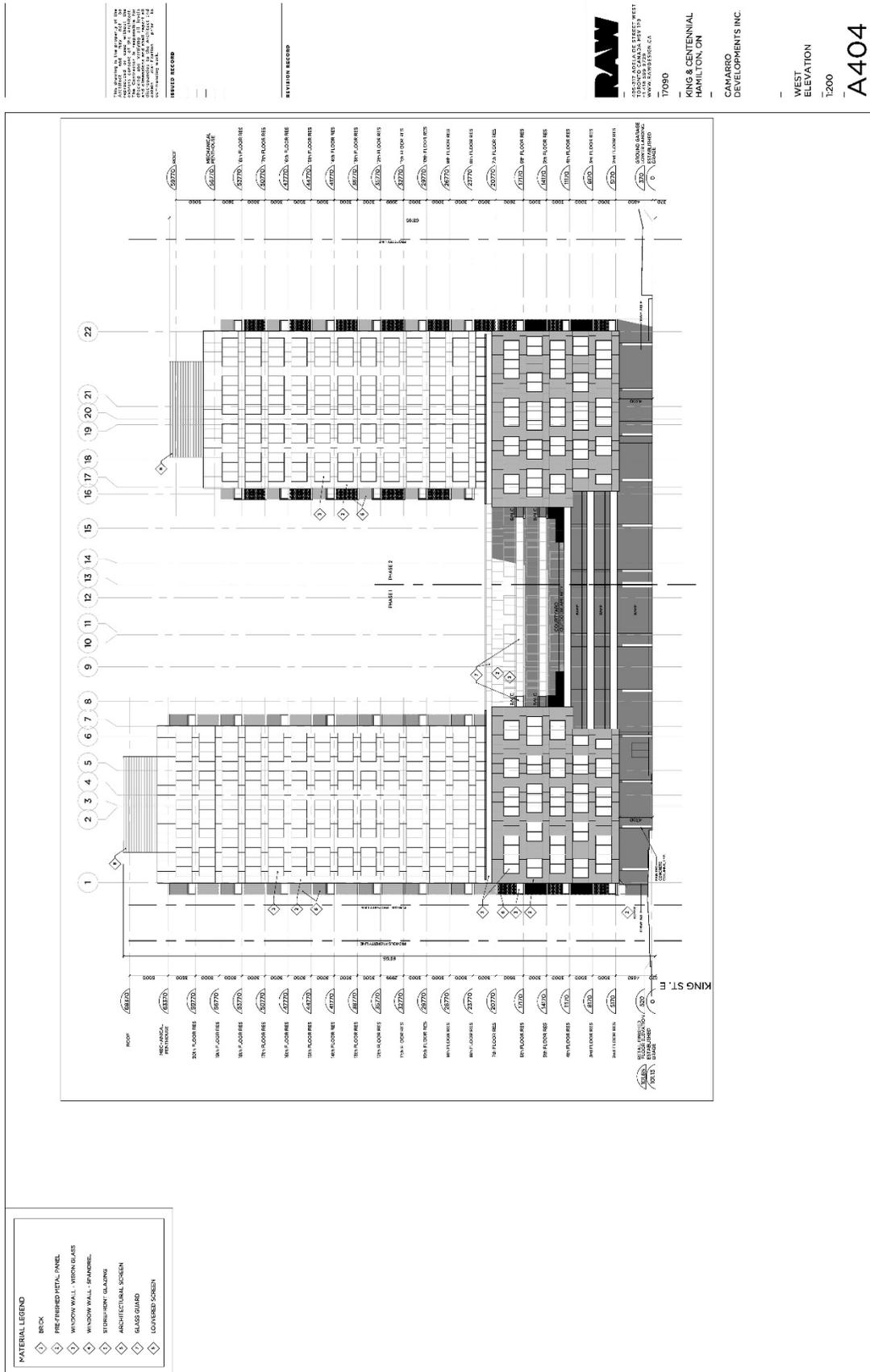
CAMARRO
DEVELOPMENTS INC.

TYP. TOWER PLANS
1:200
A208









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ISSUED RECORD

REVISION RECORD



1000 KING ST. EAST, SUITE 101
TORONTO, ONTARIO M4M 1B7
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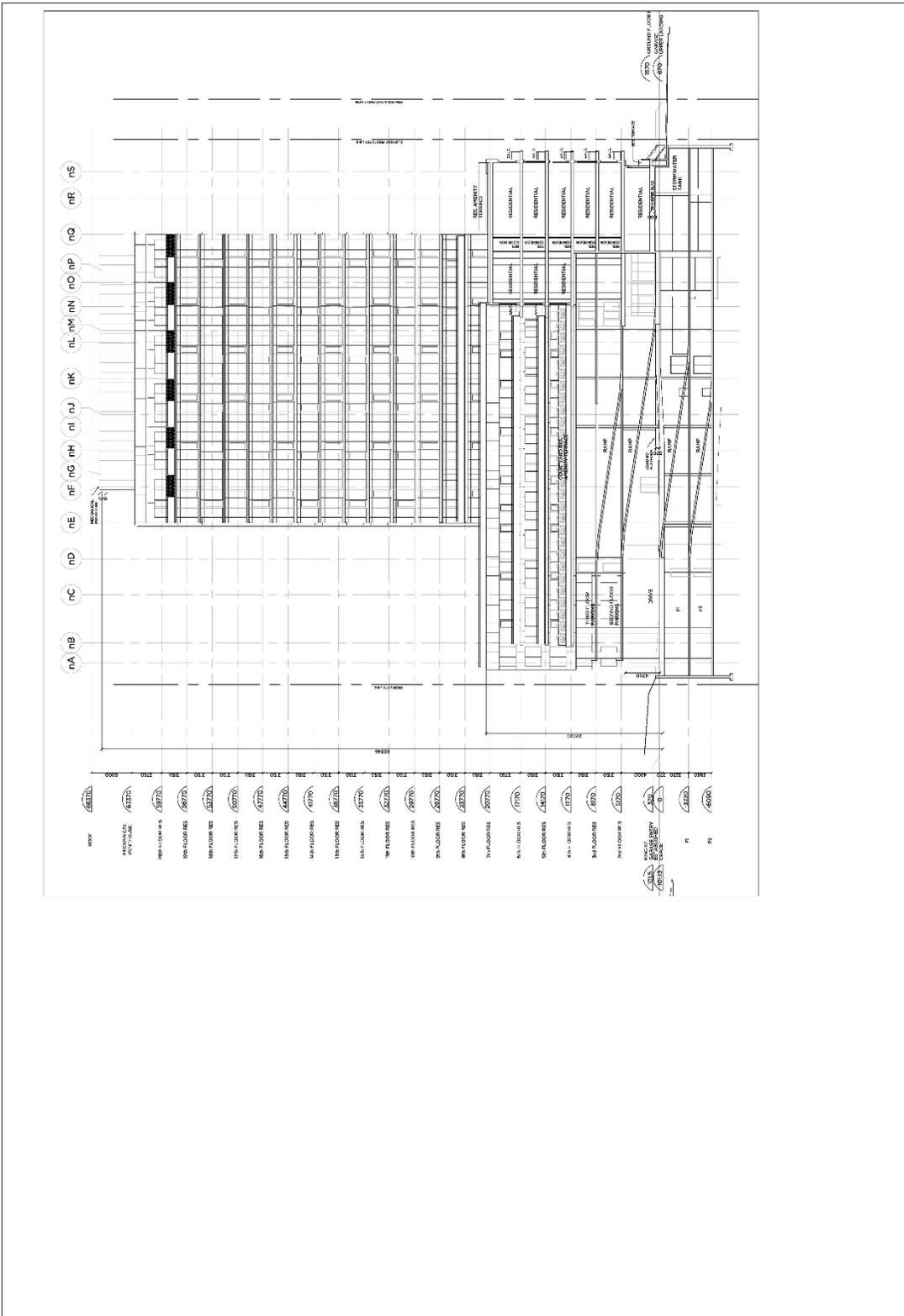
T090

KING & CENTENNIAL
HAMILTON, ON

CAMARRO
DEVELOPMENTS INC.

BUILDING
SECTIONS
1:200

A501



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REVISION RECORD



1000 EAST ST. SUITE 100
TORONTO, ONTARIO M5E 1B5
WWW.RASCHECKLER.COM

T090

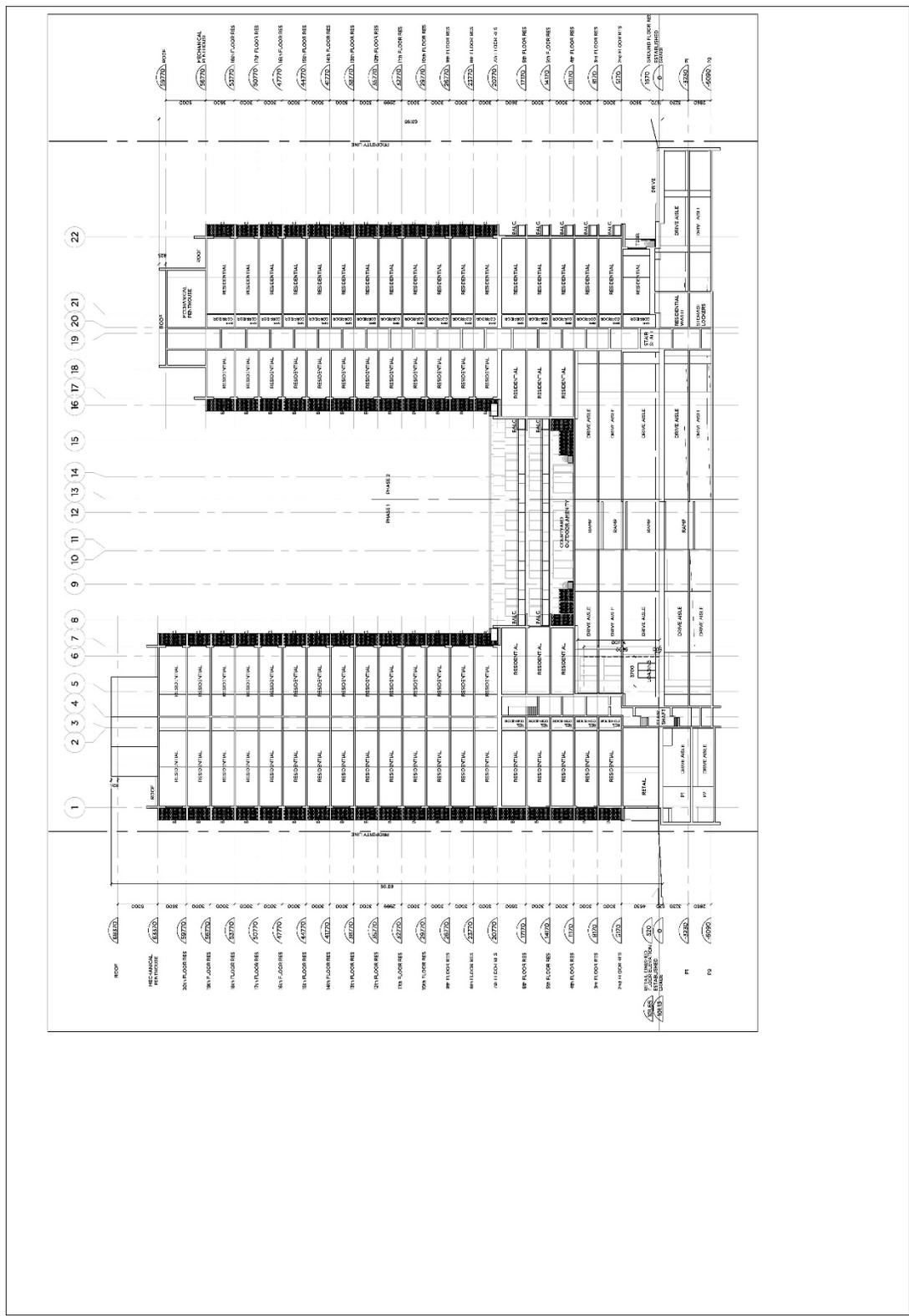
KING & CENTENNIAL
HAMILTON, ON

CAMARRO
DEVELOPMENTS INC.

BUILDING
SECTIONS

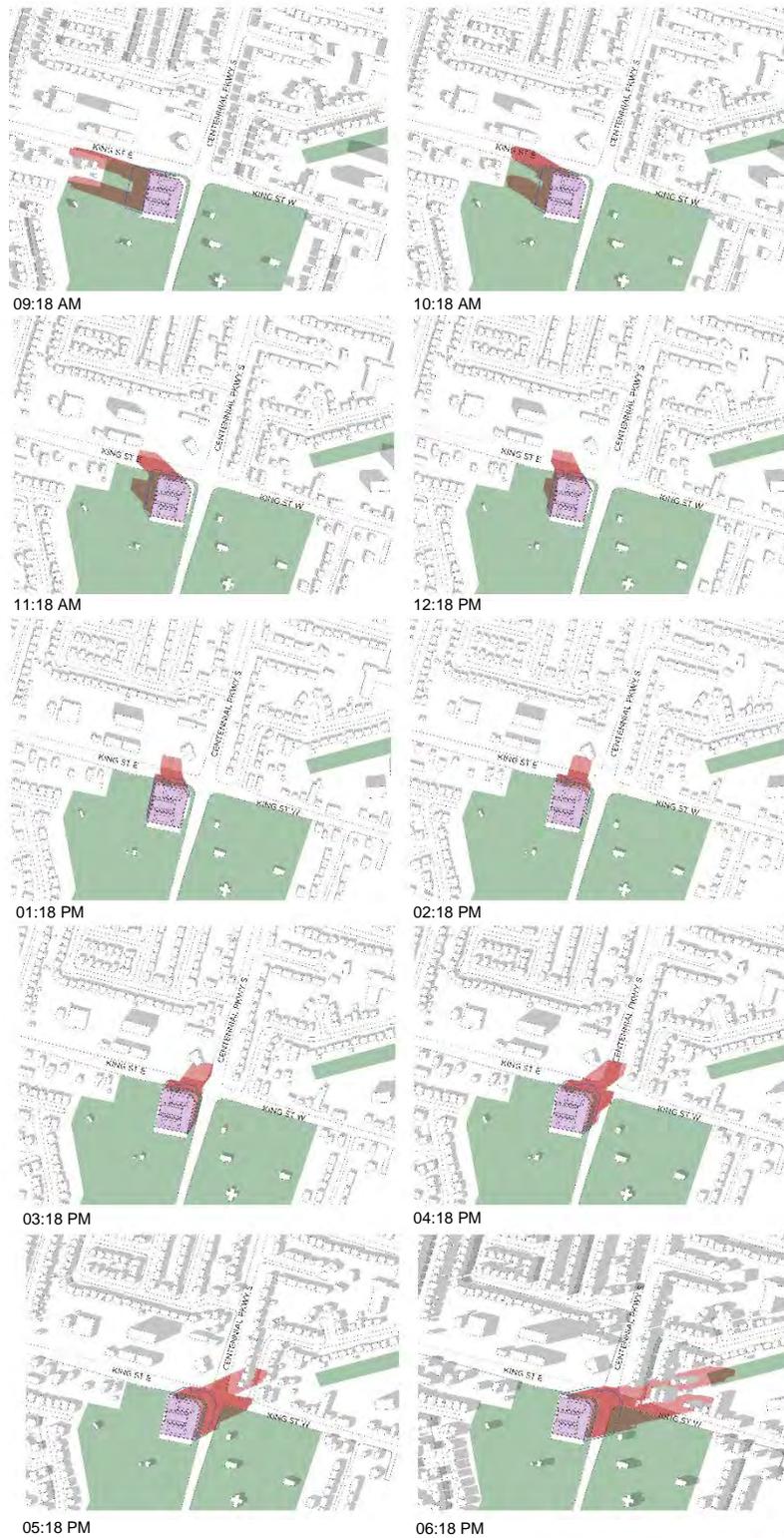
1:200

A502



Architects Rasch Eckler Associates Ltd.
Project No. 21-688

SHADOW STUDIES:



■ PROPOSED MASSING
■ PROPOSED MASSING
■ AOR

MARCH 21

17090 - KING AND CENTENNIAL
SHADOW STUDY
JULY 23, 2021



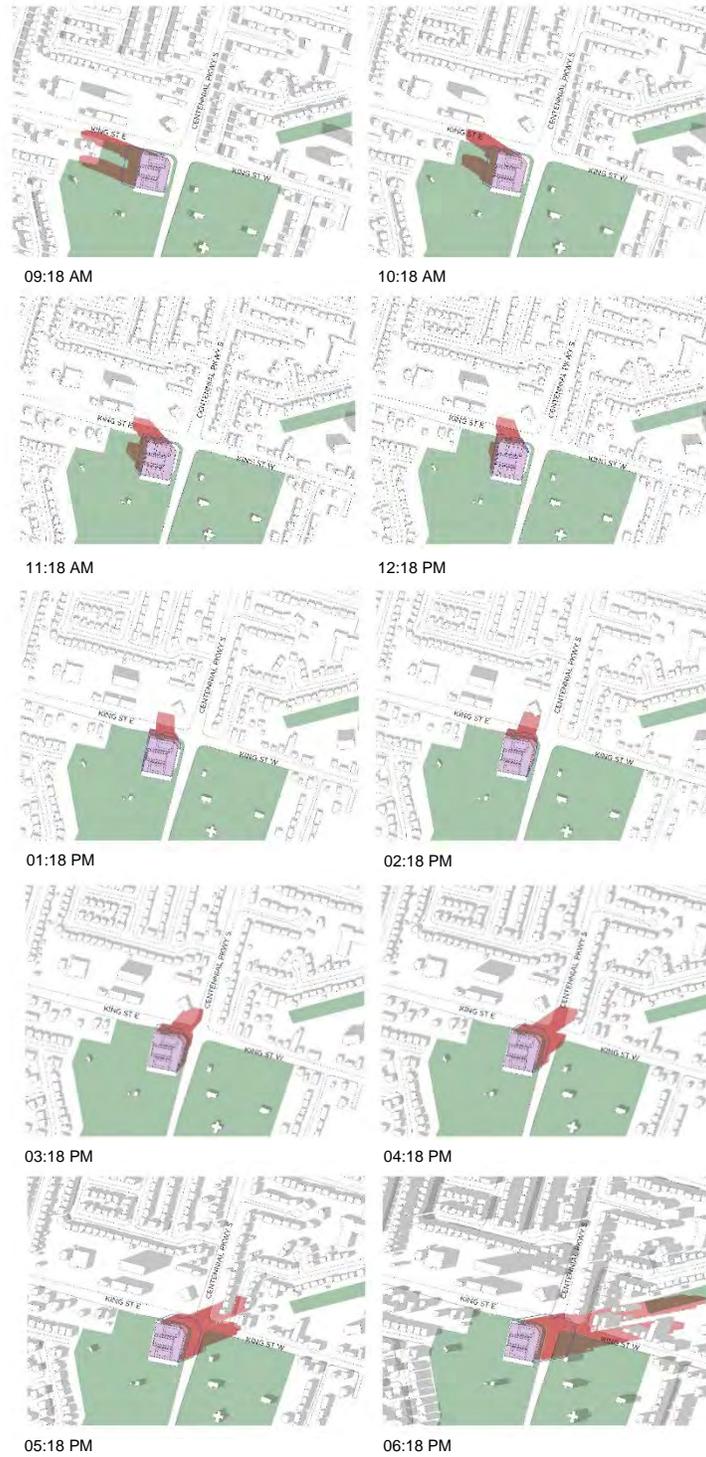


PROPOSED MASSING
PROPOSED MASSING
ADQ

JUNE 21

17080 - KING AND CENTENNIAL
SHADOW STUDY
JULY 21, 2021





PROPOSED MASSING
PROPOSED MASSING
AOR

SEP 21

17090 - KING AND CENTENNIAL
SHADOW STUDY
JULY 23, 2021





09:18 AM



10:18 AM



11:18 AM



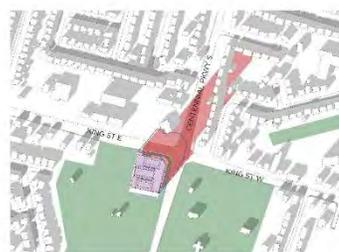
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01:18 PM



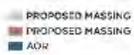
02:18 PM



03:18 PM



04:18 PM



DEC 21

1/090 - KING AND CENTENNIAL
SHADOW STUDY
JULY 23, 2021



Appendix F: Landscape Drawings, Whitehouse Urban Design Inc.



GENERAL NOTES:

1. CONSULT THE CITY OF HAMILTON'S OFFICIAL PLAN AND ZONING BY-LAW.
2. CONSULT THE CITY OF HAMILTON'S TREE PROTECTION BY-LAW.
3. CONSULT THE CITY OF HAMILTON'S TREE PROTECTION REGULATIONS.
4. CONSULT THE CITY OF HAMILTON'S TREE PROTECTION REGULATIONS.
5. CONSULT THE CITY OF HAMILTON'S TREE PROTECTION REGULATIONS.
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30. CONSULT THE CITY OF HAMILTON'S TREE PROTECTION REGULATIONS.
31. CONSULT THE CITY OF HAMILTON'S TREE PROTECTION REGULATIONS.
32. CONSULT THE CITY OF HAMILTON'S TREE PROTECTION REGULATIONS.



WHIRHOUSE URBAN DESIGN
ARCHITECTS INC.

PROJECT TITLE: 2860 King Street East
Hamilton, Ontario

CLIENT: Canterra Developments

DATE: 2021-11-18

SCALE: 1:250

PROJECT NO.: 21-688

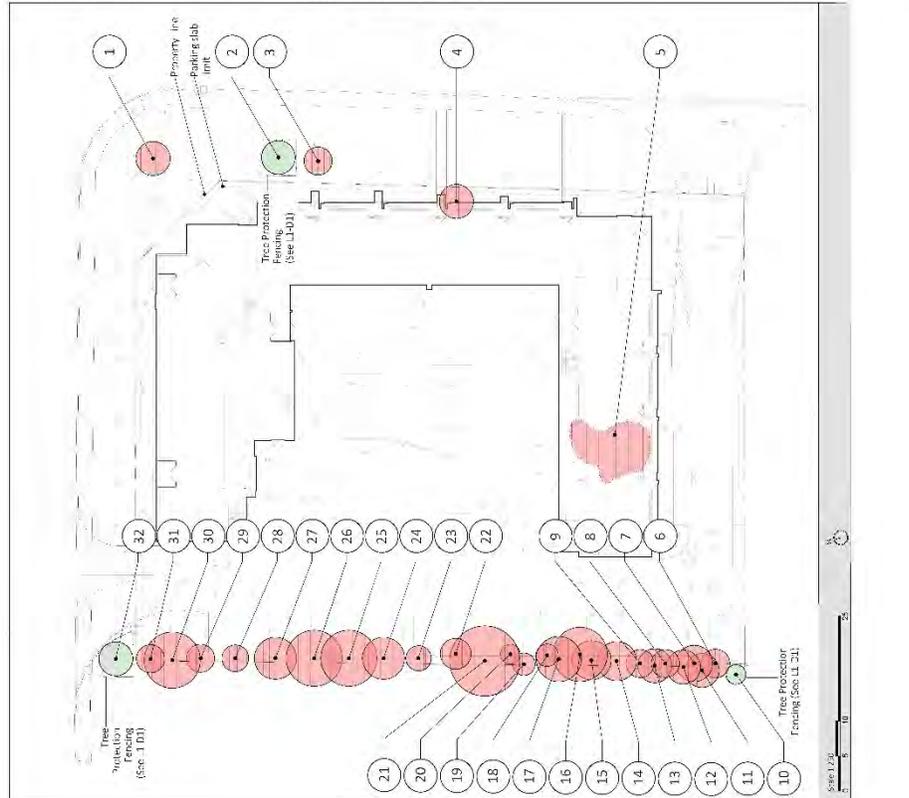
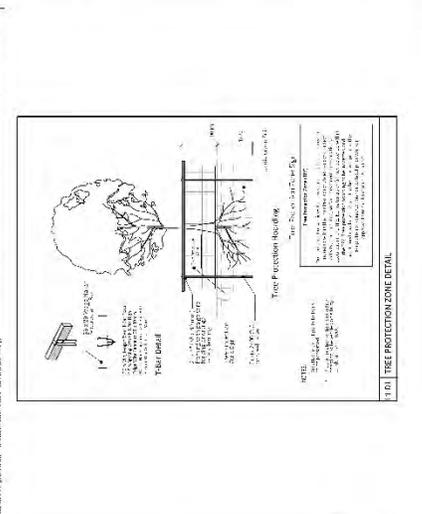
SHEET NO.: 10-1

TITLE: Tree Protection Plan

Tree Number	Common Name	Height (m)	DBH (cm)	Health	Structure	Orientation	Comments	Recommendation
1	Red Maple	15	15	Good	Medium	North	Remove due to poor health.	Remove
2	Red Maple	15	15	Good	Medium	North	Remove due to poor health.	Remove
3	Red Maple	15	15	Good	Medium	North	Remove due to poor health.	Remove
4	Red Maple	15	15	Good	Medium	North	Remove due to poor health.	Remove
5	Red Maple	15	15	Good	Medium	North	Remove due to poor health.	Remove
6	Red Maple	15	15	Good	Medium	North	Remove due to poor health.	Remove
7	Red Maple	15	15	Good	Medium	North	Remove due to poor health.	Remove
8	Red Maple	15	15	Good	Medium	North	Remove due to poor health.	Remove
9	Red Maple	15	15	Good	Medium	North	Remove due to poor health.	Remove
10	Red Maple	15	15	Good	Medium	North	Remove due to poor health.	Remove
11	Red Maple	15	15	Good	Medium	North	Remove due to poor health.	Remove
12	Red Maple	15	15	Good	Medium	North	Remove due to poor health.	Remove
13	Red Maple	15	15	Good	Medium	North	Remove due to poor health.	Remove
14	Red Maple	15	15	Good	Medium	North	Remove due to poor health.	Remove
15	Red Maple	15	15	Good	Medium	North	Remove due to poor health.	Remove
16	Red Maple	15	15	Good	Medium	North	Remove due to poor health.	Remove
17	Red Maple	15	15	Good	Medium	North	Remove due to poor health.	Remove
18	Red Maple	15	15	Good	Medium	North	Remove due to poor health.	Remove
19	Red Maple	15	15	Good	Medium	North	Remove due to poor health.	Remove
20	Red Maple	15	15	Good	Medium	North	Remove due to poor health.	Remove
21	Red Maple	15	15	Good	Medium	North	Remove due to poor health.	Remove
22	Red Maple	15	15	Good	Medium	North	Remove due to poor health.	Remove
23	Red Maple	15	15	Good	Medium	North	Remove due to poor health.	Remove
24	Red Maple	15	15	Good	Medium	North	Remove due to poor health.	Remove
25	Red Maple	15	15	Good	Medium	North	Remove due to poor health.	Remove
26	Red Maple	15	15	Good	Medium	North	Remove due to poor health.	Remove
27	Red Maple	15	15	Good	Medium	North	Remove due to poor health.	Remove
28	Red Maple	15	15	Good	Medium	North	Remove due to poor health.	Remove
29	Red Maple	15	15	Good	Medium	North	Remove due to poor health.	Remove
30	Red Maple	15	15	Good	Medium	North	Remove due to poor health.	Remove
31	Red Maple	15	15	Good	Medium	North	Remove due to poor health.	Remove
32	Red Maple	15	15	Good	Medium	North	Remove due to poor health.	Remove

100' Tree Protection and Construction Permits Information:

1. All trees within 100 feet of the proposed construction site must be protected.
2. All trees within 100 feet of the proposed construction site must be protected.
3. All trees within 100 feet of the proposed construction site must be protected.
4. All trees within 100 feet of the proposed construction site must be protected.
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32. All trees within 100 feet of the proposed construction site must be protected.



Appendix G: Qualifications of AREA & Firm Members





FIRM PROFILE | HERITAGE & MUSEUM WORK

AREA is a full service firm, based in Toronto and operating across Canada, which specializes in the restoration and adaptive re-use of historic buildings, urban design for heritage streetscapes and approvals under the Ontario Heritage Act. The firm has a history extending over 30 years of practice, and is managed by 2 principals and 8 technical staff – including intern architects, interior designers and architectural technologists – with experience in the documentation and restoration of historic buildings and sites. Although we are qualified for heritage and museum projects, the members of our firm have also undertaken a wide range of institutional and commercial projects often involving the integration of historic components into new developments.

AREA and its staff are members of various heritage associations and advisory boards across Canada. David Eckler, B.E.S., B.Arch., OAA, MRAIC is an active member in many heritage associations including the Architectural Conservancy of Ontario Advisory Board. He is a former Vice-Chair of Heritage Toronto, which advised Toronto City Council on heritage matters as a LACAC under the Heritage Act. Bernard Rasch, B.Arch., PPOAA, FRAIC, ARIBA has served on a number of heritage committees and boards including the Markham District Historical Society and City of York Historical Committee and the Metro Board of Management for The Guild from 1984 to 1998 where he served in many positions including Chair & Vice-Chair of the Board.

Historical Façade Improvement Guidelines & Heritage Districts

- Stouffville Main Street Revitalization, 1998, DEA was presenter at workshop
- Yonge Street Commercial Façade Improvement Program, 1996, received City approval of grant
- Woodstock Façade Improvement Program, 1995, DEA initiated program for City
- Hazelton-Yorkville Area Heritage Conservation District Study, City-sponsored study
- Fergus Downtown Community Masterplan & Design Guidelines

Historic Museums, Institutional & Cultural Buildings

- Officers' Quarters (1830), Military & Naval Establishment, Discovery Harbour, Penetanguishene
- Spence Half-Way House Restoration (c. 1850), Muskoka Pioneer Village, Huntsville
- Sharon Temple Compound (1821), Sheron, York Region
- Heliconian Hall (first Oliver Sunday Schoolhouse, circa 1876), (Yorkville)
- Cedar Ridge Studio Gallery (1918), 225 Confederation Drive, (Scarborough)
- Aurora Historical Society Museum (1886 school), 22 Church Street, Aurora
- The Niagara Institute (early 20th.c), 9 Weatherstone Crt., Niagara on the Lake
- St. Lawrence Hall (1840) – renovations of town hall to accommodate National Ballet School

Historic House Restorations

- Jacob Ross House Restoration (1852), 108 Stayner Ave
- William Wonch House Restoration (1840), 2777 Woodbine Ave., Markham
- Robert Milroy House Restoration (c. 1833), 7111 Reesor Rd., Markham
- McDougall Farmhouse (1893) Heritage Assessment, James Snow Parkway, Milton, ON
- Devonian House Restoration & Addition (circa 1923), 144 John St. E., Niagara on the Lake
- Savage House & Blacksmith Shop (c.1840), 1480 Derry Rd. E., Mississauga

Converted Historic Residences

- Old Post Inn (c. 1830), 367 Kingston Road East, Ajax
- Valley Halla Villa (Jackson Residence, 1922), Toronto Zoo, Rouge Valley, Scarborough
- Armour Heights Officer's Mess (1913, 'Strathrobyn'), Canadian Forces College, 215 Yonge Blvd.
- Bellevue Daycare Centre (1887), 95 Bellevue Ave.
- Gerrard & Bay Historic Houses (1860-1890), 68-84 Gerrard St. W.
- Toronto French School Restoration (Sifton Estate, 1923), 294 - 318 Lawrence Ave. E.

A. David Eckler, B.E.S., B.Arch., OAA, MRAIC, APT

**EDUCATION**

University of Waterloo
B.Arch (1985)
B.E.S. (1982)

MEMBERSHIPS

Ontario Association of
Architects
(Former Councillor & Chair
Awards Committee)

Royal Architectural Institute of
Canada

Canadian Standards
Association (CSA)

Architectural Conservancy of
Ontario Advisory Board

Society for the Study of
Architecture in Canada

Heritage Canada Foundation

Ontario Historical Society

CAREER SUMMARY

AREA Architects Rasch Eckler
Associates Ltd.
President
2001 to Present

David Eckler Architect
1991 - 2001

Page & Steele Architects
1989 - 1991

Arthur Dickson Architects
1986 - 1989

DAVID ECKLER B.E.S., B.Arch., OAA, MRAIC
AREA, Architects Rasch Eckler Associates Ltd.
President & Principal – Senior Heritage Architect

David Eckler is the firm's principal and is responsible for the design, construction drawings, specifications and construction administration of all heritage projects in the office. Mr. Eckler has over 25 years experience in the conservation, restoration and adaptive reuse of heritage structures for government, non-profit agencies and private sector owners and developers. Mr. Eckler directs the Concept Design, Design Development and Contract Documents phases of heritage projects and authors many of the firm's heritage assessment reports.

Mr. Eckler established a specialization in heritage conservation beginning in 1992 with his previous firm *David Eckler Architect (DEA)* and continuing in his current practice, *AREA Architects*. His architectural heritage services include feasibility studies, preservation planning, infill projects within historic districts, adaptive reuse and building restoration. David is an active member in many architectural and heritage associations including the *Architectural Conservancy of Ontario Advisory Board*. He is a past member of the *Canadian Association of Professional Heritage Consultants* and is a former Vice-Chair of *Heritage Toronto*, which advised Toronto City Council on heritage matters under the Heritage Act and as an advisory board for the city's museums.

Mr. Eckler has particular experience in the restoration of heritage properties within public parks and cultural landscapes. An example of a heritage attraction in a park setting is the restoration of the Officers' Quarters within the *Discovery Harbour* museum in Penetanguishene. He has most recently worked on the restoration of the historic site of the *1910 Allan Gardens Conservatory*.

RELEVANT EXPERIENCE: Toronto location unless indicated**Heritage Adaptive Re-use**

- **Goldring Student Centre (Wymilwood, 1954)** - 150 Charles St. W., Toronto
- **Warwick Office Building (1905)** - 401, 409 King St. W.
- **Church of Christ, Scientist (1928)**, Condominium Redevelopment, 70 High Park
- **Eglinton Hunt Club (1929)** - Condominiums, 1355 Kingston Rd.
- **Hutton House (1853)** - Community Centre, Ardmore Park, St. Marys
- **Bellevue Daycare Centre (1887)** - 95 Bellevue Avenue

Restoration of Institutional Historic Buildings

- **Allan Gardens Conservatory Complex (1910)** - 160 Gerrard St. E.
- **Aurora Historical Society Museum (Church Street School, 1886)**
- **Toronto French School (Sifton Estate, 1924)** - 306 Lawrence Ave. E.
- **Armour Heights Officers' Mess ('Strathrobyn' 1913)** - 215 Yonge Blvd.
- **Medical Arts Building Restoration (circa 1929)**
- **Officers' Barracks (1830)** - Discovery Harbour, Penetanguishene
- **Heliconian Hall (first Olivet Church, 1876)** - 35 Hazelton Ave.

Heritage Planning, Parks & Streetscape Design

- **Cookstown Heritage Conservation District** - Innisfil, ON
- **Old Pickering Village Planning & Heritage Study, Ajax**
- **Yorkville-Hazelton Avenue Heritage Conservation District**
- **Limehouse Kilns Heritage Masterplan, Halton Hills**
- **Confederation Commemorative Park, Charlottetown, PEI**
- **Gerrard & Bay Historic Houses (1860-1890)**

B. Ghazal Fateh, Ph.D. Arch., M.Arch., OAA, MRAIC, CAHP

**EDUCATION**

Ryerson University
Continuing Education
IPLAN Licence
2019

Ryerson University
Continuing Education
IPLAN-2016

National Academy of Sciences
of The Republic of Armenia
(NAS RA), Ph.D. Arch.
2009-2013

Islamic Azad University
Master of Architecture
2003

MEMBERSHIPS

Ontario Association of
Architects (OAA)

Canadian Association of
Heritage Professionals
(CAHP)

Heritage Toronto
(2017-Present),

Toronto Society of Architects,
(2016-Present)

CAREER SUMMARY

AREA, Architects Rasch
Eckler Associates Ltd.,
Toronto, 2016-Present

Marilyn Ypes Architect Inc.
Architectural Designer
Toronto, 2016

Nekoo Tarh Hadish
Consulting Engineers Co,
Principal Architect & Partner
Iran, 2012-2015

Matna Design Office
Architect/Project Manager
Iran, 2009-2015

Provincial Government
Technical Department
Heritage Architect
Iran, 2003-2010

GHAZAL FATEH M.Arch., PhD., OAA, CAHP

AREA, Architects Rasch Eckler Associates Ltd.

Project Architect (Intern), Architectural Heritage Designer

Ghazal Fateh is a Project Architect at AREA with over 20 years of professional experience. She contributes in the research, concept development, design, and construction phases of numerous projects, institutional, residential, and commercial.

She prepares architectural and construction documents, including site development plans, site statistics, building code and zoning analysis, floor plans, elevations, cross sections, and three-dimensional renderings. She also prepares tender and contract documents, including bid analysis, and change orders.

Ghazal's particular area of professional interest and experience include conceptual designs and design development phase of new construction. She is knowledgeable about provincial and national standards and codes, construction methods and techniques. She prepares AREA's building conceptual designs, cost estimates, project feasibility studies, outline specifications, and urban planning justification reports.

Ghazal also specializes in building science and heritage conservation. She is fully apprised with local and international conservation standards & guidelines, restoration methods and techniques. She oversees AREA's building condition evaluation reports, heritage impact assessment reports, and other preservation planning drawings.

SELECTED PROJECTS (Toronto location unless indicated):**Heritage Buildings Conditions Assessments & Restorations**

- Trent University, Buildings Assessments – Peterborough
- TCHC Heritage Homes Renovations – 21-27 Madison Ave.
- TCHC Heritage Homes Renovations – 241-285 Sherbourne St.
- Canada Foundry Co. Powerhouse Building 10 – 31 Powerhouse Ave.
- Canada Foundry Co. Building 15 conversion – 31 Powerhouse Ave.
- Doctors' House, Whitby Psychiatric Hospital, HIA – Whitby

Institutional Heritage Facilities

- Trent University, Buildings Assessments – Peterborough
- Allan Gardens Palm House Restoration (1910) – 160 Gerrard St. E.
- Royal Imperial Collegiate of Canada – St. Catharines
- Toronto Broadcast Centre (CBC) Renovations – 250 Front St. W.
- ETS Fleet Office, Queen's Park – 900 Bay St., Macdonald Block
- Doctors' House & Wellness Gardens, Ontario Shores – Whitby

Commercial & Residential Redevelopment within Heritage Context

- Mixed Use Development – 26-28 Berczy St., Aurora
- Office Building & Retail, Duncumb-Nicholls Hall – Richmond Hill
- Infill Apartments, Rental Replacement Housing – 24-26 Howard St.
- Robt. Hall House in subdivision – 11687 Chinguacousy Rd., Brampton
- Monkman House in subdivision – 11690 Chinguacousy Rd. Brampton
- St. Clements Church Lofts Conversion – 175 Jones Ave.
- Vaughan Glen House in subdivision – 9000 Bathurst St., Vaughan